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COMPREHENSIVE GENERAL PLAN

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A FRAMEWORK FOR PLANNING
1987 - 2007

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REPORT OF THE COMMISSIONER OF THE GENERAL LAND OFFICE

FOR THE YEAR 1881

IN RESPONSE TO A RESOLUTION OF THE HOUSE OF COMMONS, PASSED IN 1879

AND IN ACCORDANCE WITH A RESOLUTION OF THE HOUSE OF COMMONS, PASSED IN 1880

BY THE COMMISSIONER OF THE GENERAL LAND OFFICE

IN ANSWER TO A RESOLUTION OF THE HOUSE OF COMMONS, PASSED IN 1881

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CHAPTER ONE

FRAMEWORK FOR PLANNING

CHAPTER 1

FRAMEWORK FOR PLANNING

A. APPROACH

This comprehensive General Plan is a policy document designed to serve as a guide for the orderly growth and development of the City of Guadalupe. The primary goal of this General Plan is to provide the citizens of Guadalupe a framework for growth which will insure the general health, safety, and welfare of the community. This will be accomplished through programs, policies and standards established throughout this plan. This General Plan consolidates into one volume all of the State mandated and optional elements. The purpose in doing this is to compare various policies and sections, eliminate inconsistencies and make the plan more useable. This Plan is comprised of the seven (7) state mandated elements as well as chapters on Design, Public Facilities and Economic Redevelopment. These elements are summarized as follows:

1. The LAND USE ELEMENT designates the general distribution, location, and extent (including standards for population density and building intensity) of the uses of land for housing, business, industry, open space, education, public buildings and

grounds, solid and liquid waste disposal facilities, and other categories of public and private uses.

2. The CIRCULATION ELEMENT identifies the general location and extent of existing and proposed major roads, highways, railroad and transit routes, and other local public utilities and public facilities.

3. The HOUSING ELEMENT identifies existing and projected housing needs and establishes goals, policies, objectives, and programs for the preservation, improvement, and development of housing to meet the needs of all economic sectors of the community.

4. The CONSERVATION AND OPEN SPACE ELEMENT provides for the conservation, development, and use of natural resources, including water, soils, rivers, and other natural resources. The element also details plans and measures for the preservation of open space for natural resources, for the managed production of resources, for outdoor recreation, and for public health and safety.

5. The SAFETY AND SEISMIC SAFETY ELEMENT identifies and appraises safety, seismic and geologic hazards.

6. The NOISE ELEMENT examines noise sources yielding information to be used in setting compatible land use policies and for developing and enforcing a local noise ordinance.

7. The COMMUNITY DESIGN AND HISTORIC PRESERVATION ELEMENT examines and identifies how design standards can mitigate land use impacts and can provide for a better built environment.

8. The PUBLIC FACILITIES ELEMENT identifies how and when public facilities should be developed and delivered to the residents of Guadalupe.

9. The ECONOMIC AND REDEVELOPMENT element incorporates the goals, objectives and policies of the City Redevelopment Agency which was established to restore economic vitality to the City.

B. SCOPE AND FORMAT

The incorporated City of Guadalupe, its sphere of influence, as defined by the Santa Barbara County Local Agency Formation Commission, and surrounding areas which the City of Guadalupe believes bears a relation to its long term development, constitutes the planning area boundary for this General Plan. This planning area totals approximately 1,500 acres.

Each element of the General Plan provides an introduction and analysis of its functions. The text also identifies potential and existing characteristics as well as current and future opportunities. Chapter 12 of this Plan contains the Goals and Policies section. The Goals and Policies detail specific programs and statements which were developed through an analysis

of each General Plan element. These policies will be the basis for guiding the future growth and development of the City.

C. HOW TO USE THIS REPORT

This report is intended to be useful and readable. The report is intended to act in three ways: First, it is an official statement and guide for the City on how, where and why the City will grow over the next twenty (20) years. Second, this Plan is an information base report for the public and private sector. The report will be available to the citizens of the City and allow them to understand how and why the City is developing as it is. Third, the report is a guide and a policy statement to the private sector. It will help guide developers, professionals and business owners and give them an understanding of where the City is heading.

Supplementary and technical information supporting the policies and analysis in the General Plan are contained in a separate report titled "General Plan Data Base". The separation of policy (the General Plan Elements) from supporting data (the General Plan Data Base) enables the General Plan to be easily updated. The Plan is enforceable only in the City of Guadalupe; however, the City will utilize this General Plan in addressing issues within the planning area boundary, the sphere of influence, and in reviewing annexation proposals.

D. REVISING AND AMENDING THE GENERAL PLAN

The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Guadalupe will plan for change by establishing formal procedures for regularly monitoring, reviewing and amending the General Plan. The portions of the plan with a short-term focus, such as policies with specific implementation programs, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. Government Code Section 65400(b) requires the planning agency to "render an annual report to the legislative body on the status of the plan and progress in its implementation". The entire plan, including the basic policies, should be thoroughly reviewed at least every five years and revised as necessary to reflect new conditions, local attitudes and political realities. The housing element must be reviewed and updated at least every five years (Title 25, California Administrative Code Section 6472).

Since the State of California has identified the initial and subsequent times for a General Plan amendment, including a housing element update, it would be appropriate for the City of

Guadalupe to undertake a General Plan review and update every five years, starting in 1992.

Annual review of the General Plan should be conducted by the City to insure that it reflects changing conditions within the planning area. This can be accomplished as part of the annual report to the legislative body on the status of the plan and progress in its application.

While this provides a systematic method for evaluating the progress of the General Plan, it does not preclude a citizen, developer, or the City from initiating an amendment between these major review periods. State law allows a local jurisdiction to amend its General Plan three times a year. Each time the plan is amended, the locality may modify or add as many provisions as necessary to address its perceived needs.

In reviewing proposals for General Plan amendments, local officials should remember that the General Plan is a policy document for the entire community (Government Code Section 65356). In other words, the plan should be amended only when the City, with the support of a broad consensus, determines a change is necessary, not merely because a property owner or group of citizens desires the amendment. Every General Plan amendment additionally must be consistent with the rest of the General Plan or appropriate changes need to be made to maintain consistency.

With all amendments, the City must follow the procedures outlined in Government Code Sections 65350 et. seq. An amendment to the General Plan constitutes a project under the California Environmental Quality Act and, therefore, must be evaluated for its environmental effects. In addition to these requirements, proposed General Plan amendments should be referred to all interested governmental agencies for comment prior to adoption. Following formal adoption, the amendments should be sent to all persons and organizations known to possess copies of the General Plan and who expressed an interest in such amendments

E. IMPLEMENTATION PROGRAM

The General Plan will be implemented primarily by the City's zoning and subdivision ordinances and through the policies of the General Plan. Both ordinances will be amended where necessary to properly carry out this plan. Capital improvements budgeting, plans for public facilities, specific plans, and annexation also play vital roles. Furthermore, all development plans will be reviewed for consistency with the General Plan. Significant decisions on any of these will be based on consistency with this adopted plan.

As conditions change updates to the plan will be needed. Some items for review at those updates may include:

- a. Update the map of developed areas and determine the amount of land remaining for development.
- b. Monitor the population and household growth rate.
- c. Examine the capacities of key facilities.
- d. Review annexations made or proposed since last update.
- e. Address any issues brought up by residents or groups.

The State guidelines indicate that implementation measures be revised annually and revised as necessary. The entire plan, particularly the Housing Element, should be thoroughly reviewed every five years. No specific process is required as long as the revisions comply with open meetings, the California Environmental Quality Act, and consistency requirements of State laws. Revision may involve studies by the Planning Department. The Planning Commission would then hold a public meeting to accept public input and agency response on the various studies. Any actions recommended by the Commission, together with public input and the prepared studies, would then be forwarded to the City Council for consideration. The Council would take final action on any revisions.

CHAPTER TWO

COMMUNITY FORM AND SIZE

CHAPTER 2

COMMUNITY FORM AND SIZE

A. BACKGROUND

The City of Guadalupe is a small agricultural service center located in northern Santa Barbara County. Two State highways provide access to the community. State Highway 166 forms the present southern boundary and State Highway 1 bisects the City in a north/south direction. Guadalupe is at the junction of the Southern Pacific Railroad and the Santa Maria Valley Railroad, a spur line serving the sugar beet plant at Betteravia and the agricultural and oil producing areas of the Santa Maria Valley. As of January 1, 1986, the California Department of Finance estimated the population of the City of Guadalupe at 4,850. The City was incorporated in 1946 and now contains an area of approximately 465 acres. The General Plan "planning area boundary" extends south of West Main Street approximately 3/4 mile and north to the San Luis Obispo County line. It also extends west approximately 1/2 mile of the existing City limits and east approximately 3/4 mile to Simas Street. The City's planning area totals approximately 1,500 acres.

B. POPULATION, INCOME AND EMPLOYMENT

Guadalupe has experienced a 12% increase in population between the years of 1970 and 1980. This computes to an average of 1.2% annual growth rate during that ten year period of time. Between the years 1980 and 1986 the City's population increased an additional 1221 persons which reflects an increased annual growth rate of 5.6%. Population projections for the City have been calculated which indicate a projected population of 7,842 residents in the year 2110.

The City's population is comparatively young and predominantly Hispanic. Over 74 percent of the population reported Spanish ethnicity in the 1980 U.S. Census compared to 33.5 percent in the City of Santa Maria and 18.5 percent for the County of Santa Barbara as a whole. The low median age of residents reflects the larger household sizes and the presence of children within the City.

The table on the following page provides demographic and employment characteristics for the City of Guadalupe compared to the City of Santa Maria and the County of Santa Barbara.

DEMOGRAPHIC CHARACTERISTICS

GUADALUPE, SANTA MARIA AND SANTA BARBARA COUNTY

1980

Indicator	Guadalupe	Santa Maria	Santa Barbara County
Population			
1985 Total	4,450	48,350	327,200
1980 Total	3,629	39,685	298,694
1970 Total	3,200	32,749	264,324
Compound Annual Growth (1970-1985)	2.3%	2.7%	1.5%
Average Household Size (1980)	3.80	2.80	2.62

Age and Ethnicity:

Median Age	24.8%	27.9%	32.9%
Under Age 18	36.4%	29.4%	23.7%
Over Age 65	9.4%	10.7%	11.3%
White (1980)	29.0%	69.4%	82.9%
Black (1980)	*	2.2%	2.6%
Spanish Origin (1980)	74.7%	33.5%	18.5%

Employment (1980):

Total Employment	1,468	16,353	137,363
Employees/Household	1.55	1.16	1.26
White Collar Workers	20.1%	45.4%	57.5%
Blue Collar Workers	79.9%	54.6%	42.5%
Unemployment Rate	12.8%	9.4%	5.8%

Income (1979):

Median Household Income	\$14,338	\$16,005	\$17,962
Average Per Capita Income	\$ 4,303	\$ 6,507	\$ 8,409
Percent of Households With Incomes:			
Below \$15,000	53.6%	47.0%	42.0%
\$15,000 - \$24,999	30.4%	29.4%	25.4%
\$25,000 - \$34,999	8.9%	15.3%	16.3%
\$35,000 or more	7.1%	8.3%	16.4%
Percent of Families Below Poverty Level	10.7%	11.7%	10.6%

C. EXISTING LAND USE

The City's physical layout is compact, with agricultural preserves and the Santa Maria River currently limiting urban expansion. State Highway 1 and the Southern Pacific Railroad provide a distinct physical and psychological separation of the City.

Residential land uses are an estimated 208 gross acres of the community. Commercial land uses occupy some 34.0 gross acres, principally in the central business district along Guadalupe Street. Industrial uses occupy 55.0 acres. Approximately 63.0 acres of the City are vacant and 65 acres are used for agricultural production. Public land uses and flood plains comprise the remainder of the community.

The City's commercial district core is located along Guadalupe Street between Seventh Street and Eleventh Street. The area is commercial in character with numerous small retail and service businesses. Several structures provide retail space on the ground floor with residential uses on the second floor. According to a 1980 City survey, there were approximately 108 households residing in hotel units, predominantly in the downtown area.

A field survey of central floor space in the City and Central Business District was conducted during May, 1985. Eating and drinking establishments are by far the largest commercial grouping in terms of numbers while food and liquor stores occupy the largest amount of floor space. The City's commercial base is presently limited in diversity of goods and services. Guadalupe households must travel outside the City to purchase basic necessities. Vacant commercial floor space equals 19.0 percent of the total existing.

Industrial uses are primarily located adjacent to the Southern Pacific Railroad tracks between West Main Street and the easterly extension of Seventh Street. A second industrial area is located adjacent to the railroad just north of Eleventh Street. Industrial uses are linked to the agriculture industry of the Santa Maria Valley, with several packing houses providing the City's largest source of employment.

Residential neighborhoods have developed adjacent to the commercial and industrial areas. Most of the City's multiple-family housing development is located in the northern section of town while single-family tracks have developed in the southwesterly and southeasterly corners of

the City. The City's housing stock is modest in construction and size but, on average, well maintained.

Two significant parcels within the City remain in agricultural production. The two largest properties are located adjacent to Obispo Street near Fourth Street. Neither property owner expresses an intention to sell the properties for short-term development for either residential or industrial users as permitted under the existing General Plan and Zoning Ordinances of the City. To mitigate land use impacts these properties will remain designated for urban use and will be encouraged to develop.

The General Plan project area includes unincorporated county territory. These include the Main Street Elementary School site, the Gularte Tract, and the flood plains to the north and west, all adjacent to the City limits. The Gularte Tract consists of approximately 24 dwelling units in substandard conditions on relatively large lots and also several vacant lots. The County of Santa Barbara recently improved the infrastructure (streets, curbs, gutters) and the City upgraded water and sewer service to the area. The Gularte Tract is proposed for redevelopment to new residential uses, possibly apartments or infill single-family development.

D. COMMUNITY HISTORY

Guadalupe derives its name from the 35,000 acre Rancho Guadalupe granted by Governor Alvarado under Mexican rule in 1837 to Don Ramon Estudillo, and later to Diego Olivera and Teodoro Arrelares. The City derived its name from the Virgin of Guadalupe who was the patron saint of Catholic Mexico. A diseno or map dated 1837 shows the Rancho as bounded on the north by the slopes of Nipomo Mesa, on the south by the "sulphur Hills" south of Guadalupe Lake, on the east by a line running northerly from Guadalupe Lake, and on the west by the sand dunes of Oso Flaco. The diseno shows the dry Santa Maria River (Arroyo Seco de Santa Maria) on the valley floor (Llana de La Larga), Guadalupe Lake (Laguna), the marshes below it (Cienaga), the lake's outlet (Arroyo de La Laguna), the creek flowing through Guadalupe to the mouth of the Santa Maria River (Arroyo de Guadalupe), the Ranch Corral (Corral de Guadalupe), and the King's Highway (Camino Real).

With the founding of Mission San Luis Obispo in 1772 and Mission Purisima in 1787, the Camino Real through Guadalupe became a well traveled way, although it was seen as an alternate to the route through what is now Santa Maria and Nipomo. The Ranch south of the Santa Maria River was

probably part of the grazing land for Purisima Mission. The Arrelanes home, which is no longer standing, is believed to have been the first in the Santa Maria Valley and the nucleus for the American settlement which was given the name Guadalupe in 1874. The home was built in 1867, a store was established in 1871, and a post office in 1872.

The more recent historical past of Guadalupe can be traced back to 1841 when the 32,408 acre Guadalupe Rancho was granted to cattle ranchers Diego Olivera and Teodoro Arrelanes. The City was the focal point in the Santa Maria Valley and attracted Italian-Swiss dairymen who were among the first settlers in the area. Agricultural activity also flourished in the area due to the fertile soil. In 1873, the City was officially established as a settlement. By the turn of the century, all of the major components that would shape the City's development had occurred. The railroad came through in 1901 and the roadway between Guadalupe and Santa Maria was fully improved in 1982. Guadalupe was officially incorporated in 1946.

The physical development of Guadalupe can be divided into two eras. Initial development in Guadalupe occurred in the northern portion of the City while later development, due to the railroad, occurred in the southern portion of the town. Today, Guadalupe is a mixture of the very old downtown

central core, post World War II housing developments and new residential developments occurring in the southeast and southwest portion of the City.

E. PLANNING ISSUES

An expansion of the City of Guadalupe's Sphere of Influence and Planning Area is proposed as part of this General Plan update if the City is to meet the demand for residential and economic development in the future. Areas currently within the City's Sphere of Influence are limited for development due to environmental hazards and sensitivity or potential adverse impacts due to conflicting land uses adjacent to the Southern Pacific Railroad. Furthermore, the only areas for expansion of residential development in the next 20 years are outside of the existing Sphere of Influence and under Williamson Act Contract.

The City of Guadalupe's population was certified to be 4,850 persons as of January 1, 1986, by the California Department of Finance. This represents an increase of 1221 persons since 1970 at an annual growth rate of 5.6%. Since only 220 units were added during this period, much of the population gain is attributable to increased household size. The average household size increased from 3.67 in 1970 to 4.0 in

1985. This trend, contrary to local and national trends, indicates both a lack of housing and overcrowding.

As of 1986 almost all available land suitable for residential development within the City has been developed. Furthermore, the owners of the sole remaining large parcel of land available for residential development have indicated that they would like to keep the property in agricultural activities.

The only other vacant lands are either adjacent to the mainline at the Southern Pacific Railroad or have high groundwater problems and in some cases both. To develop any of these parcels for residential purposes would not only place residences in adversely impacted areas but remove lands which are more suitable for industrial development.

Consistent with past zoning practices, the residential areas in the older portion of the City and adjacent to the central business district and railroad have been designated for multiple family. However, this practice adds more people to areas already impacted, and increases land use incompatibility. This General Plan update recognizes this and in an effort to remedy this situation has restricted these areas to lower density development. While this alleviates the impacts on residences due to conflicting land

uses, there remains an acute shortage of land suitable for multiple family development within the existing City limits.

Areas have been indicated along Rubio Street for high density residential development but steep hillsides and existing blight limits this prospect. Furthermore, the area is comprised of small lots unsuitable for larger more economically feasible projects. Development on these lots provides a short term measure until a long term solution of annexing larger blocks of land is achieved.

Except for the acreage now in agricultural production, which the owner is unwilling to develop, there is no other suitable land available for single family subdivisions within the existing City limits or Sphere of Influence.

County land to the west and north has a variety of constraints. Little of the land is suitable for development due to problems with high groundwater, riparian habitats, river channels, and/or floodways. While offering suitable area for open space activities such as parks or equestrian activities, more intense uses would pose adverse environmental impacts. Other limiting factors include the proximity of the County line to the north and the Coastal Zone boundary to the west. The former restricts the City from incorporating any land beyond it. The latter, while

not in itself prohibiting urban development, would require additional procedures that may be avoided by developing land to the east and south.

Some land to the southwest of the City appears to be appropriate for multiple family with its location near the school, along a major road, and close to the City's sewage disposal system.

By far the most suitable land for future residential development is to the east of the City. There are two primary areas - one is north of Highway 166 and bounded by Flower Avenue on the west and Simas Street to the east. The other is east of Peralta Street and north of Eleventh Street. Both areas would be suitable for future growth of mostly single family characteristics.

The ten 5 acre parcels east of Simas Street would be well suited for medium density uses such as zero lot line homes, duplexes, and other economical residential applications. Those areas east of the existing City, while the most suitable for the City's future urban development, are under the Williamson Act Contract.

The land southeast of the intersection of State Highway 166 and Highway 1 is not within the City limits, nor under

Williamson Act Contract. However, its viability for residential development is limited due to the Southern Pacific Railroad and a spur line which bisect the property. To develop this land for residential purposes would be to repeat the detrimental situation now existing within the City. This land should be reserved for various industrial, agricultural, and commercial uses vital for the City's future economic well being. The potential for major manufacturing concerns or large agricultural packing or processing establishments is limited within the existing City due to the proximity of residential uses. To be fully competitive, the City should be able to offer large industrial areas suitable for modern industry without land use conflicts. The land southeast of Highway 166 and Highway 1 offers this, as well as suitable areas for commercial development.

Much of the existing commercial development is within the City's Central Business District. This area does not have the potential for a modern retail shopping center nor does land south of the Central Business District along Guadalupe Street (Highway 1). Development of the land southeast of Highway 166 and Highway 1 would offer land large enough for modern establishments and necessary parking. In addition, both major thoroughfares are within 1/2 mile of most of the City population. The land across Highway 1 at the southwest

corner should also be included within the Sphere of Influence and planning area boundary for eventual commercial development.

The City of Guadalupe proposes to add approximately 1000 acres to its Sphere of Influence for eventual annexation over the next 25 years. This represents the area which the new Guadalupe General Plan anticipates will be needed to accommodate future urban growth. The Sphere of Influence proposed under this plan would contain sufficient land for future industrial, commercial and residential uses with adequate acreage for roads, parks, and other public facilities.

The majority of the proposed Sphere of Influence is presently under Williamson Act Contract. These lands are in agricultural production with Class I soils. According to the Santa Barbara County Comprehensive Plan Conservation Element, there are approximately 100,000 acres of prime agricultural land within the County. The portion of acreage within the proposed Sphere of Influence under contract represents about 1/2 of 1% of this total.

There are three ways for land to be removed from the Williamson Act Contract. The first is to file a Notice of Non-Renewal, allowing the contract to lapse over a 10 year

period. The second is to receive approval from the County for immediate cancellation and payment of penalty fees. The third method allows for immediate cancellation without penalty for land annexed to a City if a protest was filed by the City and upheld by LAFCO. (As of 1985 AB 1678 [Sher], makes several changes to the Williamson Act. A subdivision is permitted when there are no more than 3 years remaining in the term of a Williamson Act Contract.)

In the case of land within the City of Guadalupe's proposed Sphere of Influence, a Notice of non-renewal filed by the property owners appears to be the only method available in order to cancel the Williamson Act Contract. Immediate cancellation may be approved for a few specific reasons for which urban development activities do not qualify. The City of Guadalupe did not have any professional planning staff at the time that the land adjacent to its boundaries was placed under Williamson Act Contracts and thus it did not protest the Williamson Act Contracts at the time they were implemented.

Neither the Sphere of Influence nor annexation procedures remove land from a Williamson Act Contract. According to the State Office of Planning and Research, there are 22 cities which have Williamson Act lands within their boundaries. Placing these lands within the City's Sphere of

Influence accomplishes several purposes. First, it recognizes that the City, in order to meet its residential and economic needs for the next 25 years, must expand beyond its present limits. Second, it establishes the preferred direction and limit to that growth. Third, it gives notice to landowners that if they should decide to remove their land from the contract, it would be well received by the City for future annexation. If the landowner allows the contract to lapse outside of the Sphere of Influence, there is no assurance that such an annexation could take place.

A portion of the proposed Sphere of Influence located southwest of the intersection of Highway 1 and Highway 166 is not under Williamson Act Contract, however, the proximity of the Southern Pacific Railroad and the Santa Maria Valley Railroad bisecting the property make it mostly unsuitable for residential purposes, but attractive for industrial and commercial uses.

It is anticipated that the City will increase by approximately 3,400 people over the next 25 years. Even with Guadalupe's high occupancy rate of 3.67 persons per dwelling unit, an additional 900 homes will be necessary to accommodate this growth. Most likely, more housing will be needed as Guadalupe's occupancy rate decreases, following typical regional and national trends. To accommodate this

growth, the City must either find room within the existing City, room within the existing Sphere of Influence, or expand its Sphere of Influence for future annexations.

As discussed previously, the City has few infill possibilities. If the existing vacant parcels suitable for residences were developed, it would provide only about 130 dwelling units, insufficient for the City's 25 year needs. Development of land within the existing Sphere of Influence is subject to question due to problems associated with high groundwater and sensitive floodplain habitat. These areas would have to be avoided and/or be reclaimed which would add prohibitive costs in relationship to the expected market.

Expansion of the Sphere of Influence and Planning Area boundary is the only viable option that permits reasonable growth of the City. The fact that the City did not protest the Williamson Act Contract has placed an undue burden on the City to overcome the perceived impact of annexation of prime agricultural land.

In a 1977 opinion, the California Attorney General stated that Spheres of Influence would "serve like general plans, serve as an essential planning tool to combat urban sprawl and provide well planned efficient urban development patterns, giving appropriate consideration to preserving

prime agricultural and other open-space lands" (60 Ops. Cal. Atty. Gen. 118 [1977]). Therefore, as part of this General Plan update, the City of Guadalupe will request that the Santa Barbara Local Agency Formation Commission (LAFCO), amend the City of Guadalupe's Sphere of Influence as proposed in this General Plan.

CHAPTER THREE

LAND USE ELEMENT

CHAPTER 3

LAND USE ELEMENT

A. BACKGROUND

The Land Use Element designates the general land distribution for the public and private development of land within the City and its planning area. The Land Use designations establish general land use locations, however the decision to develop particular parcels of land will be based upon site specific evaluation of the project's impact on available resources, public facilities, and environmental factors at the time of development.

The Land Use Element establishes the overall framework to guide the future growth of the City and its planning area with respect to the social, economic, physical and environmental concerns of the area. The element specifies the location of all categories of Land Uses and provides standards and criteria for its development. The following chapter describes the fourteen (14) Land Use categories of the General Plan in detail, including their purpose, intended character and appropriate density ranges. The criteria listed for each Land Use category were the basis for determining the actual locations where the categories should be applied within the City and its planning area. Furthermore, Land Use patterns outlined on the General Plan Map are the basis on which zoning districts are established. The zoning ordinance contains more specific development criteria and

standards than the Land Use categories and will be the primary tool which will implement the General Plan.

An expansion of the City of Guadalupe's Planning Area and Sphere of Influence are provided under this General Plan update in order to meet the demand for new residential and economic development in the future. A detailed analysis for this expansion is provided in Chapter 2, Section E, titled Planning Issues.

LAND USE MAP: The Land Use Map indicates the distribution of the land use classifications geographically throughout the City's Sphere of Influence and Planning Area. These recommendations should not be considered as being tied to a specific time in the future. The specific recommendation in one area may relate to currently developed uses, while others are oriented to an indefinite date in the future. Furthermore, the City is concerned with next year as well as 10 years from now. Thus, if an area is slated for new uses, the City is as concerned about the period of transition as with establishing ultimate uses.

The land use designations on the Land Use Map are based on a number of considerations and inputs, including:

1. Analysis by the City Council, Planning Commission, and City staff utilizing their goals for the community.

2. Application of acceptable land use practices.
3. Evaluation of development capability (ability of areas to physically sustain certain land uses).
4. Public participation in the planning process.

Decision makers, as well as the public, realize that the Land Use Element is only part of the total planning process. The Element must be supported by specific ongoing implementation programs before the goals, objectives and policies presented for this Element will be achieved.

The following planning tools will assist the community in implementing the Land Use Element:

ZONING ORDINANCE: The Zoning Ordinance provides the major means of implementing the goals and objectives of the Land Use Element. State law requires the Zoning Ordinance to be consistent with the objectives, policies and general land use called out in the General Plan, of which the Land Use Element is a primary component. To achieve this consistency between the General Plan and Zoning it will be necessary to take the following action:

1. The zoning districts of the ordinance should be redefined to reflect the uses and densities specified in the Land Use Element.

2. The Zoning Map shall be modified to conform with the intent of the Land Use Element Map. As part of this effort, it will be important to designate zones which do not preclude achieving the objectives of the Land Use Element.

It is also anticipated that more than one of the zone designations which are more specific than any given land use classification may be consistent with any specific classification. These determinations will be made during the Zoning Ordinance adoption process.

SUBDIVISION ORDINANCE: The Subdivision Ordinance serves to assure workable and convenient land use patterns in developing areas. One primary function of the ordinance is to assure that potential problems are mitigated at the time land is divided for development. Another consideration is encouraging unique and positive urban design features such as variable setbacks. Equally important, the Subdivision Ordinance allows for the inclusion of areas for any needed public facilities at the time of development.

LAND USE CONFLICTS: Land Use Conflicts arise when development causes undesirable environmental consequences that affect the surrounding neighborhood such as:

- . 1. Noise
2. Dust
3. Traffic congestion and related parking conflict
4. Lighting
5. Visual or aesthetic impacts
6. Odor
7. Drainage problems

The significant Land Use Conflicts within the Guadalupe Planning Area may be summarized as follows:

1. Location of the Southern Pacific Railroad adjacent to residential neighborhood.
2. Industrial operations or tracking facilities interspersed with or immediately adjacent to residential neighborhoods.
3. Commercial activities interspersed with or immediately adjacent to residential neighborhoods.
4. Heavy traffic impacting heretofore stable residential neighborhoods.
5. Agricultural related uses influencing adjacent residential development.
6. Parking shortage within the Central Business District.

METHODS OF MITIGATING LAND USE CONFLICTS: There are several ways to mitigate Land Use Conflicts, but most often these methods can only be practically applied to situations where new development or redevelopment is occurring:

1. Through site planning and development standards which minimize the adverse effects (if any) of the activity on adjacent properties or its susceptibility to existing adverse influences.
2. By complete separation of potentially conflicting uses.
3. By adopting a program to remove uses which cause extreme conflicts.
4. By buffering conflicting uses with other uses which can be designed to be compatible with both uses. In general, such uses are less sensitive to the adverse influences and yet do not generate them themselves. Examples of such buffering uses are:

<u>Conflicting Use</u>	<u>Buffer</u>	<u>Conflicting Use</u>
Commercial	Office & Professional	Residential
Low-Density Residential	Residential/Agricultural	Residential
Commercial	Institutional	Residential
Manufacturing	Planned Industrial	Residential

5. Recreation open space includes existing and proposed recreational facilities including neighborhood and community parks and other areas designated as open space.

B. LAND USE DESIGNATIONS

The Land Use Element establishes the following land use designations within the City and its planning area:

INDUSTRIAL:
Light Industrial
General Industrial
Planned Development Industrial

COMMERCIAL:
Central Business District
General Commercial

RESIDENTIAL:
Low Density Residential
Medium Density Residential
High Density Residential
Residential Planned Development

AGRICULTURE:
Agriculture

OPEN SPACE:
Open Space
Park

PUBLIC FACILITY:
Public Facility
Park

C. INDUSTRIAL (LIGHT AND GENERAL)

In order to provide an opportunity for local employment and an improved tax base, suitable areas for industrial use have been designated. The City presently has existing industrial uses that serve both the local and regional area. There are also industrial businesses involved in the manufacturing of products which are distributed outside of the local economy. The trend of small and medium light industrial firms relocating from large metropolitan areas to smaller communities may be indicative of future industrial development for Guadalupe.

The placement of industrial development is very important with respect to its relationship with surrounding Land Uses. The development of industrial areas need to recognize the balance of protecting both surrounding residents from the nuisances which industry can create, and the high monetary investment which industry brings to an area. The primary goal of this section is to protect both industrial and residential uses through goals, policy, and programs outlined in this element. Programs such as the creation of planned industrial parks, the unification of architectural styles, landscaping and buffer zones will ensure a pleasant environment for both the City and the industry.

The land adjacent to the railroad and Obispo Street is well suited for industry since it is adjacent to both major roads and rail transportation. These same qualities likewise make these areas unsuitable for any new or expanded residential use due to high noise levels from existing or potential uses and impacts due to air quality, lighting and other factors relative to industrial operations.

In order to expand the City's economic base, the Land Use Plan has designated additional land for general and light industrial uses south of the present City limits. There are two types of industrial areas proposed on the Land Use Map, Light Industrial and General Industrial. Light Industrial will have a character of use that does not have smoke, fumes, or other noxious effects.

General Industrial may have such effects if they cannot be fully avoided, however, all industrial use will be subject to performance standards concerning noise, appearance, traffic and air pollution.

D. COMMERCIAL

This section identifies the two planning areas associated with commercial development within Guadalupe, the Central Business District and the General Commercial District. While each of these areas has unique characteristics and needs, both must also develop in a manner which addresses the needs of the community as a whole.

The maintenance of a healthy commercial base is important not only for the revenue derived from it, but also because of the convenience offered to residents by their ability to purchase a wide range of products and services locally.

CENTRAL BUSINESS DISTRICT: The Central Business District (CBD) is comprised of approximately seven City blocks whose boundaries consist of Pioneer Street to the west and Olivera Street to the east. The northern boundary extends to Eleventh Street with Seventh Street as the southern boundary.

The existing Central Business District is characterized by a mixture of retail, semi-retail commercial, restaurants and limited office space. While the majority of the property located east of Pioneer Street is presently developed with older multi-family dwellings, its incorporation into the Central Business District is vital. Extending the CBD into this area will facilitate the location of off street parking behind existing stores as well as provide adequate lot depths to encourage larger scale commercial development.

A well defined CBD brings many advantages to the City as a whole. First there is convenience for the shopper. With a diversity of shopping opportunities in a single area the need for increased shopping trips and driving are reduced. Another advantage is the allocation of services and the reduced strain on the City's infrastructure. Business owners will also benefit; an active shopping environment is conducive to better business. Finally, there are the benefits to the City as a whole. With an active trade center also comes community pride and interest.

Property within the Central Business District should be developed to its heighest potential. A parcel of land can be utilized more effectively by the physical expansion of the building, the maximum utilization of yards and side entrances, and by way of reorganization of interior space to accommodate an increase in

inventory. The creation of mezzanines and canopy shelters are also conducive to a viable commercial center.

Today's Central Business District must be competitive with the modern shopping center, i.e., be physically convenient and aesthetically pleasing. The most successful Central Business Districts have a number of characteristics in common. Most important of these are a homogeneous site, easy access, well located and well distributed parking, good vehicular circulation, and the separation of vehicular and pedestrian traffic so that shoppers can walk freely into the shopping core. Furthermore, the walks should be enhanced with trees, planters, benches, and wherever possible, works of art. Areas between buildings or clusters of buildings should be designated as pedestrian ways.

The objectives of the City of Guadalupe CBD are to concentrate development in a functional, efficient manner, and to create an attractive revitalized center for retail businesses and social activities. The end result will be an environment beneficial to the shopper, merchant, land owner, and the community as a whole.

Revitalization of the Central Business District should start with adherence to the following principles:

- o Provision of adequate off street parking.
- o Safe and convenient pedestrian circulation enhanced by

landscaping within the shopping area.

- o Convenient automobile access and inter-parking circulation around the central business core area.
- o Structural soundness of commercial buildings in conformance with the uniform building code, with attention to their architectural treatment.
- o Improvement of visual aspects of signs.
- o Removal from the Central Business District all incompatible uses adversely affecting the environment.

GENERAL COMMERCIAL DISTRICT: The primary function of General Commercial development is geared towards providing services to tourists, visitors and other travelers. The businesses encouraged within this district usually include motels, automotive services, and restaurants in addition to other types of commercial activities.

Since General Commercial businesses are automobile oriented, the problem of drawing large numbers of cars into a limited area such as a residential neighborhood can have serious adverse impacts. Therefore, the General Commercial Land Use designation has been designated on the west side of Guadalupe Street, south of the Central Business District and along the south side of West Main Street, north and south of Guadalupe Street.

Often the development of General Commercial businesses are disorganized, with many unrelated and transient businesses that do not function to their full potential. However, this land use designation will conditionally permit the construction of multi-family residences based on special criteria outlined in the Zoning Ordinance. This provision will be granted only along Guadalupe Street and will promote the mixture of residences with the commercial development along Guadalupe Street which will ease the visual impact and enable the area to develop in a pleasant shopping environment.

E. RESIDENTIAL

There are three Residential Land Use designations in the General Plan. They range in density from concentrated urban development to low density which promotes single family homes. The Land Use Element promotes a variety of housing types and styles in both conventional and cluster type subdivisions.

More than any other Land Use category, residential uses affect the character and quality of the City. It is more than an immediate impact as decisions made will leave an indelible impression for decades to come.

The City has an established housing stock that should be maintained and protected. The homes within the original townsite

provides both quality housing and a link with the past. Newer tracts are in good structural and aesthetic condition and provide a majority of the housing stock for the City of Guadalupe. A Housing Element was adopted and became part of the General Plan in 1985. That document contained a comprehensive update and analysis of the residential needs in Guadalupe and provided goals and recommendations necessary for the improvement of housing conditions within the City..

The Land Use Element identifies the following types of residentially defined categories; Low Density Residential, Medium Density Residential and High Density Residential. Within each of these areas there are specific permitted and conditionally permitted uses and development standards which are outlined in the City Zoning Ordinance.

The main distinction between the three residential categories is the issue of allowed density. Residential density plays a significant role in the economic and social structure of the City. Density impacts the demand for facilities and services such as streets, utilities, schools, parks and open space.

It is believed that the residential land use pattern designated on the General Plan Land Use Map has equally distributed the amount and types of residential development which will ensure a diversity and mixture of housing types throughout the City.

All residential development should be designed on a "neighborhood unit" basis which provides similar housing within each neighborhood planning area. High Density Residential development needs to be located near activity centers such as retail commercial and major commercial and major circulation routes to mitigate traffic impacts while Low Density Residential subdivisions should be located off of local streets and away from noise and other adverse impacts..

The three Residential Land Use designations are as follows:

LOW DENSITY RESIDENTIAL: Up to 6 units per gross acre. This category designates lands for detached single family housing. Any density up to the maximum may be permitted as long as environmental constraints are respected and urban services can be reasonably provided.

MEDIUM DENSITY RESIDENTIAL: Up to 10 units per gross acre. The housing types planned for this density are duplexes and triplexes, townhouses and similar multiple unit residential development. Urban services required for this increased density make location more selective than for lower density. Concerns regarding access, proximity to commercial services, impacts from adjoining uses and meeting housing needs should be addressed when applying this density to the Plan.

HIGH DENSITY RESIDENTIAL: Up to 20 units per gross acre. Areas designated High Density Residential are planned for the greatest density of residential development in the City. The type of units intended for this category are apartments, townhouses or other multiple structures which do not exceed three stories. Flexibility and innovation should be encouraged for projects of these types.

RESIDENTIAL PLANNED DEVELOPMENTS: The Planned Development procedure is intended to encourage imaginative development and provide for effective use of unusual sites by allowing more flexibility in the design of housing projects than normal standards allow. Such variations from zoning and subdivision standards should provide benefit to the project or City which could not be provided under conventional regulations.

To approve a "Planned Development" overlay designation, the Planning Commission must recommend and the City Council will find that the project fulfills the general purpose of this section and meets one or more of the following criteria:

- o It provides facilities or amenities suited to a particular occupancy group (such as the elderly or families with children).
- o It transfers allowable development within a site from

areas of greater environmental sensitivity or hazard to areas of less sensitivity or hazard.

- o It provides a greater range of housing types and costs than would be possible with development of uniform dwellings throughout the project site or neighborhood.
- o Features of the particular design achieve the intent of conventional standards (privacy, useable open spaces, adequate parking, compatibility with neighborhood character, and so on) as well as or better than the standards do.
- o It incorporates features which result in consumption of significantly less materials, energy or water than conventional development.

Density Bonuses: When approving a Planned Development, the City Council may allow higher densities (more housing units per acre) than typically permitted by the city's zoning regulations. The approval of Density Bonuses is not an automatic entitlement. The community benefit created by increasing densities and the ability of the project to meet the criteria listed above will be the basis for approving Density Bonuses.

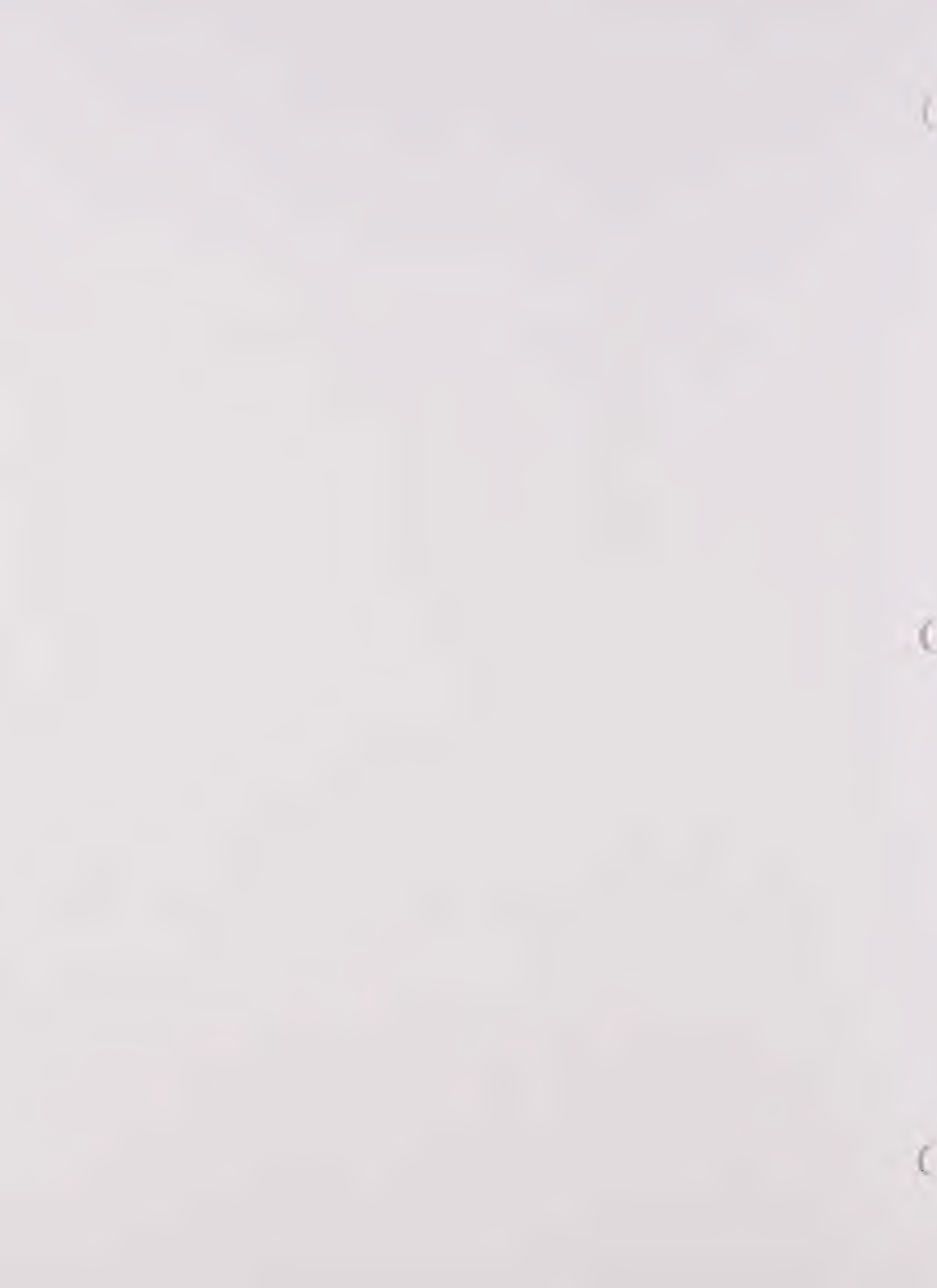
- o In Low and Medium Density Housing Areas - The City Council may approve a Density Bonus of up to 15 percent more housing units per acre. This provision may apply to all Low and Medium Density residential housing areas.

F. AGRICULTURE/OPEN SPACE

While there are few natural resources within the City of Guadalupe, their careful management is essential to the future well being of the City. Resource management is often straddled with trying to find compromises between two conflicting forces. The City by its very nature urbanizes, yet needs to retain the open space characteristics around it to maintain its attractive and rural qualities.

The City has made a concerted effort to synchronize its planning of resource users to that of the County. As the County has the primary responsibility for resource management, it has a wide variety of resource Land Use categories. The City with its smaller resource management role has created two broad resource Land Use categories.

The Agricultural Land Use designation is involved primarily with active agricultural uses while the Open Space Land Use

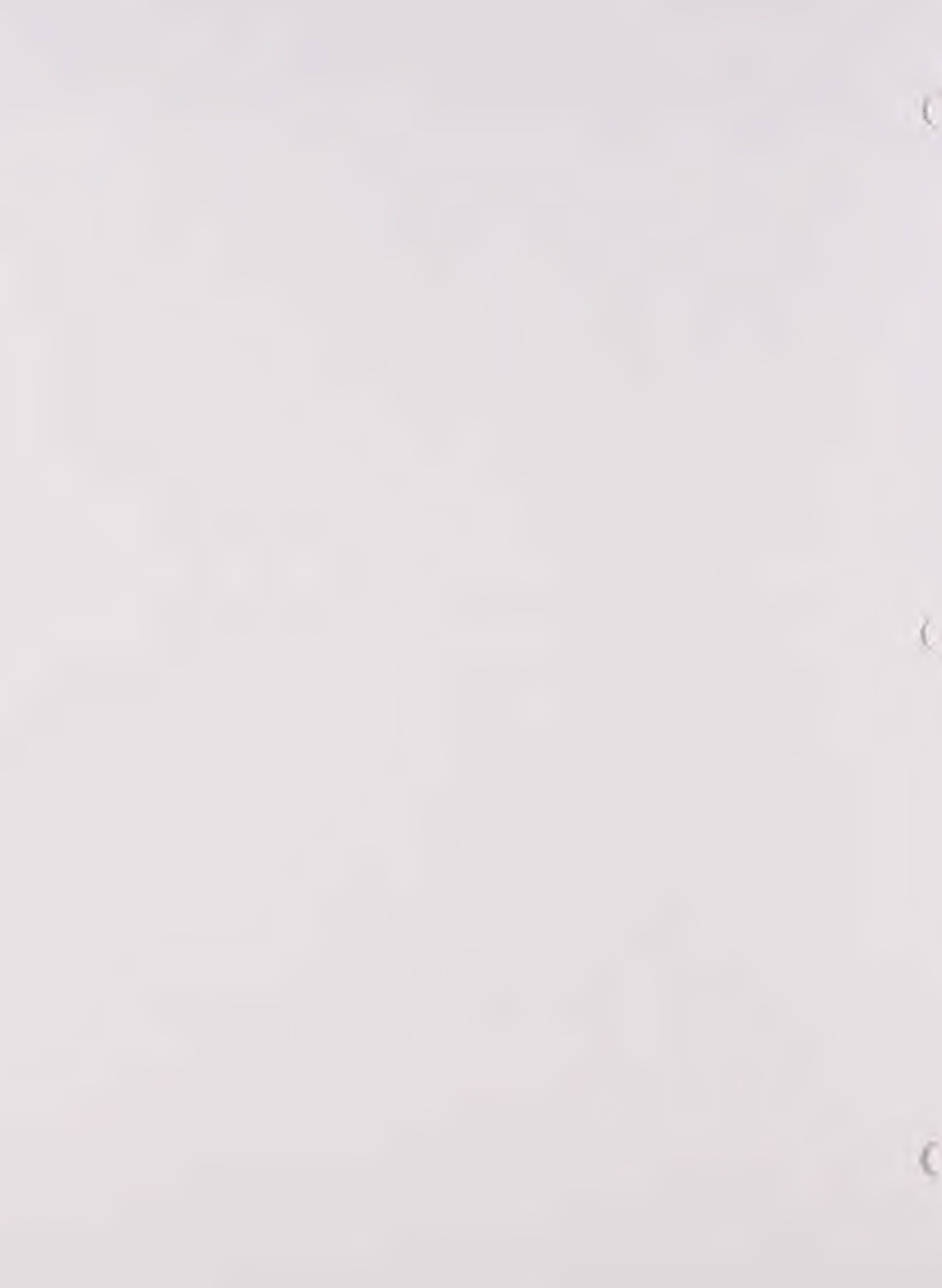


designation is a combination of grazing activities, sensitive environmental habitats, and passive recreational areas.

There are many Land Uses which conflict with one another necessitating wise Land Use planning. Agricultural is no exception. The activities generated by agricultural land uses include crop dusting, pesticide and insecticide spraying, agricultural burning and generation of odor and dust. Therefore, the Land Use Element has established policies that promote the urbanization of land within its planning area boundaries which will mitigate land use conflicts and support the protection of all other agricultural land.

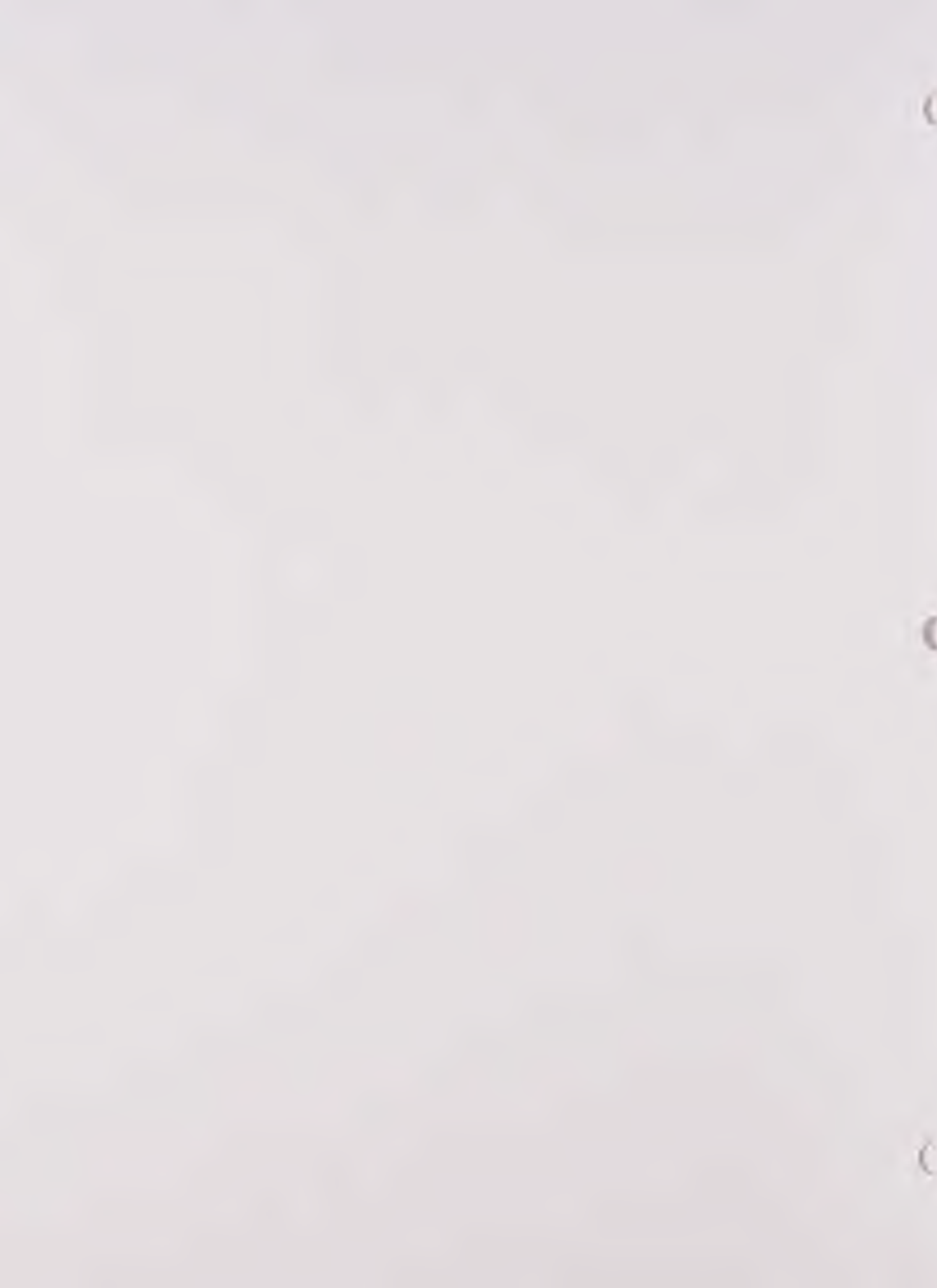
G. PUBLIC FACILITIES/PARKS

This Land Use category is concerned with water, sewage, drainage, school, parks and fire protection services in order to provide for continued development and expansion of the City of Guadalupe. The quality and adequacy of public facilities are two of the most important factors of an expanding economy and growth of a community. The development of specific programs for system improvements of both the present and long range needs are outside the scope of this study. Such improvements should be the subject of a study for a capital improvement program including a plan for financing.



Lands are needed for the provision of public services such as water, sewer treatment and other governmental uses. Educational facilities are essential to the well being and continued vitality of a community and parks and recreational lands are designated to provide an aesthetic and healthful City.

The effort in this case is to identify those lands that distinguish themselves due to unique factors attributable to them. Furthermore, policies and criteria have been developed for their continued expansion and to ensure that they are maintained as compatible uses.



CHAPTER 4

CIRCULATION ELEMENT

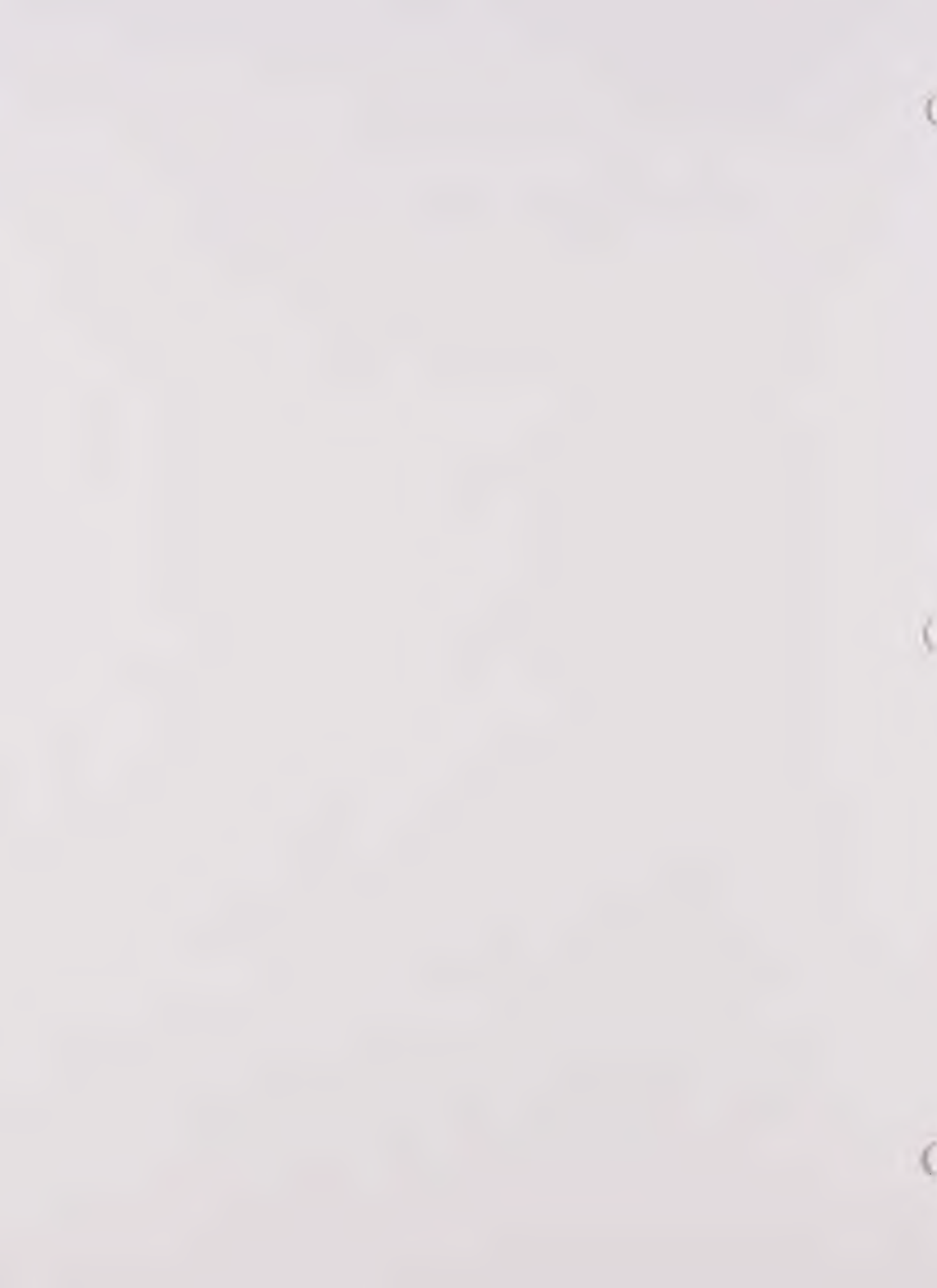
A. BACKGROUND AND ANALYSIS

The Circulation element includes the general location and network of existing and proposed major thoroughfares which are correlated with the Land Use Element. The Circulation system is graphically displayed on the Circulation Map.

Circulation as used in this section of the General Plan refers to the means for transporting people and goods in and around the City and its surrounding region. Transportation systems have a great deal of influence on how a community has historically developed and will develop in the future. The availability of transportation facilities is a key factor in determining the type and density of development.

The City of Guadalupe is served by a variety of transportation facilities. These include streets/highways, bicycle routes, and a railroad. This portion of the Plan identifies these facilities and systems. From this analysis are derived a Circulation Element to accommodate future growth and improve current facilities.

The network of streets and highways is the City's most important transportation facility. It brings the most



CHAPTER FOUR

CIRCULATION ELEMENT

people and goods into the community and provides the means for their distribution. To effectively do this the street pattern should facilitate movement to and from shopping, schools, work and other activity centers in the community. Making up this network are routes of different types. These can be classified as highway, arterial, collector and local streets, each of which are discussed below. Proper planning for each type of road is needed to support the Land Use plan. The specifications for these routes are detailed in the City's Public Works Standards.

State Highways, although not under the City's control, are addressed in this chapter and designated on the City's plan. Doing this allows us to acknowledge their influence on our street network and plan city routes compatible with the State system. State Highways are the responsibility of the California Department of Transportation (Caltrans) and their alignments and specifications are determined by Caltrans. Both types of routes serve primarily through traffic users.

B. HIGHWAYS

State Highway 1 or Guadalupe Street bisects the City extending north into the Five Cities area of San Luis Obispo County and south through Orcutt and toward Vandenberg Air Force Base. Highway 1 is designated as a Scenic Highway on

the State's plan, necessitating special care in the preservation of the scenic character of the route.

State Highway 166 extends from the southerly edge of Guadalupe, east to Highway 101 in Santa Maria. It serves as an arterial between the two cities and also carries traffic between the two highways. Any increases in regional traffic as a result of increased population will likely occur along this route.

C. ARTERIALS

These streets provide the major routes for traffic flow within the City. They connect the areas of high traffic generation, therefore, their function is to move large volumes of traffic and should be designated to perform that function.

D. COLLECTORS

Guadalupe's lineal pattern and limited number of railroad crossings suggest a series of parallel north-south collector streets extending north from West Main Street and south from Eleventh Street, with an intermediate collector connecting across town from Pioneer Street over the railroad to Flower Street. This collector system will lead residential traffic to and from the schools, commercial areas and industrial

areas within the City. Eleventh Street, crossing the railroad at the north end of town, extends from Pioneer Street east to Simas Road and continues as a collector to West Main Street. West Main Street, on the south side of town, serves as a collector west of Guadalupe Street, picking up traffic from the other collector streets and leading it to the arterials.

Obispo Street will serve as an industrial collector, necessitating a design to provide for agricultural truck traffic.

A connection between Obispo Street and Guadalupe Street with a grade separation over the railroad is indicated at Eighth Street. This will provide the primary connection across the railroad between both sides of town.

E. LOCAL STREETS

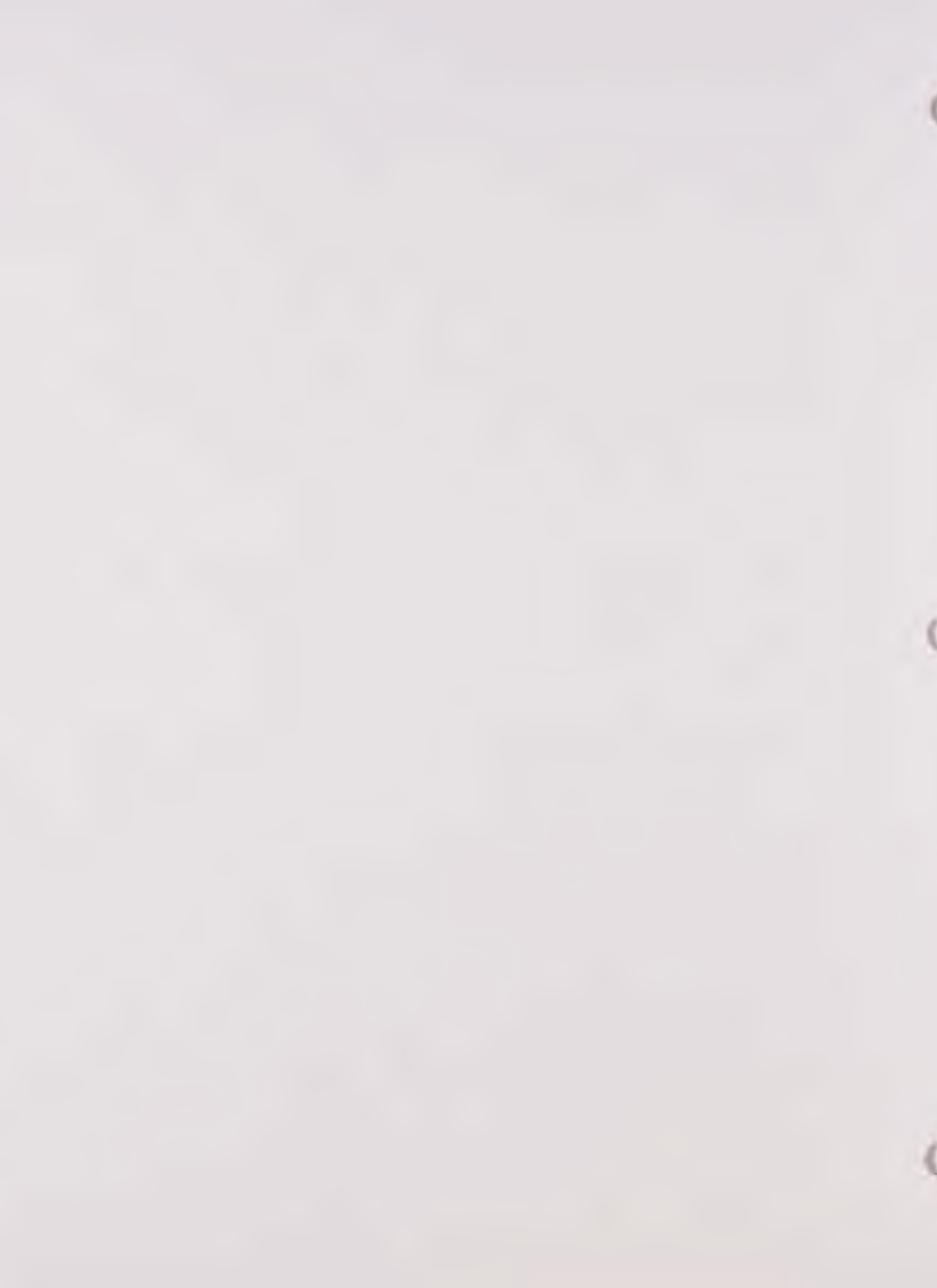
These are used to provide access to abutting property, locations for utility easements, and fire breaks between buildings. Carrying traffic is a secondary function of local streets and they should be designed to discourage through traffic. Heavy trucks should be excluded from these streets.

F. THE RAILROAD

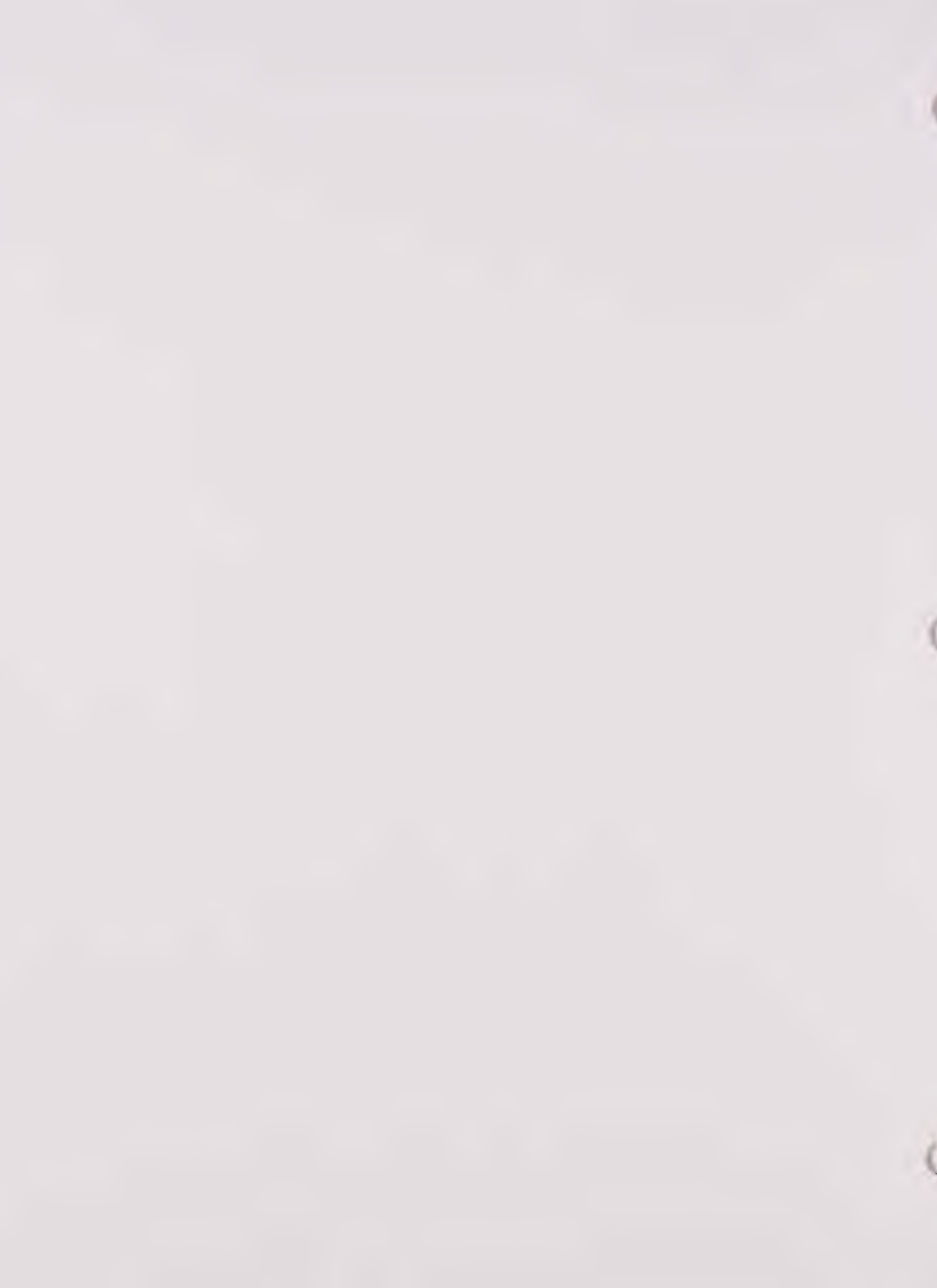
The coastal route of the Southern Pacific Railroad (SPRR) passes through the center of Guadalupe and provides a separate and distinct transportation system. Much of Guadalupe's agricultural industry is the transfer of produce from field trucks to the railroad, with appropriate packing and processing in sheds at this point. Increased use of trucks for long distance hauling has made the packing sheds into a dual purpose transfer point into both railroad cars and long haul trucks depending upon the crops and the market.

The main line of the railroad carries long distance through traffic and numerous spurs provide for local loading and unloading.

The SPRR is both an asset and a liability to the City. While it does provide service to the proposed and existing industrial areas, it also divides the community and exposes the length of the City with noise, dust and visual pollution. Safety is also a concern. The SPRR crosses several major streets at grade and is a source of possible injury and death. Residential areas adjacent to the tracks should be fenced to reduce movements across the tracks. Landscaping and other beautification and buffering programs



should be undertaken where possible to minimize land use and noise impacts.



CHAPTER FIVE

HOUSING ELEMENT

CHAPTER 5

HOUSING ELEMENT

A. BACKGROUND AND ANALYSIS

A comprehensive update of the City Housing Element was prepared during 1985 and was adopted by the City Council on January 27, 1986. The Plan was prepared pursuant to the Housing Element guidelines adopted by the Department of Housing and Community Development and was certified as complete by the State.

The 1986 Housing Element provides up to date and comprehensive housing data for the City. The current Planning Area boundary is larger than analyzed by the Housing Element, however, this additional area is almost totally vacant. The results of a housing condition survey conducted in 1985 show the City's housing stock in detail, outlined in three neighborhood areas.

AREA 1

The southernmost portion of the City contains 413 housing units, primarily single family homes with a small scattering of multi-family units. The age of the housing stock is

quite extreme and varies from newly constructed (the area generally west of Pioneer) to housing constructed generally after World War II (the area including Tognazzini Avenue east to Guadalupe Street). The northern border of this area is Eighth Street. The neighborhood is stable with the majority of the housing in good repair. Thirty-one housing units were in need of major repair and two units were in the process of renovation at the time of the survey. This area is the growth center for the City of Guadalupe. At the time of the survey 66 units of single-family, self-help housing were under construction. In addition, site preparation and grading was occurring for an additional 178 units located north of existing housing and west Pioneer Street.

AREA 2

This area, which is in the northern portion of the City north of Eighth Street, is generally the oldest neighborhood in the City and in need of the most repair. This area also includes the commercial district of Guadalupe which runs along Guadalupe Street from Eleventh to the State Highway 166 at the southern end of the City. The total housing count in this part of the City (387) could vary based on the informal nature of many of the housing units which serve the migrant farm worker population. Many of these units were attached to the rear of commercial uses fronting Guadalupe

Street while others are second story uses located over commercial buildings. The majority of the City's multi-family dwelling units can be found in this portion of the City. In addition, there are 55 housing units located off of Escalante Street.

AREA 3

This area is located in the extreme southeast corner of the City and contains 285 housing units; all single-family detached with one car garages. The majority of these units appear to be over 20 years old and the majority of them in good repair. Some of the units could use some fix up and painting.

B. CONTENTS AND PURPOSE

The Housing Element policies prepared as part of the preparation of that plan have been consolidated into this document, however, the technical and analytical information has not been included within this document. The Housing Element approved in January, 1986, identifies the City's existing population and housing characteristics and projected demand for housing.

One of the purposes of the Housing Element is to identify housing needs and programs to respond to those needs. Of

the housing needs identified in the Housing Element, the greatest need is for housing affordable to families in the low and middle income range. As interest rates and construction costs rise, only upper moderate income families can afford to buy homes without spending more than one-third of monthly income on housing. The problem of finding decent, affordable housing is not restricted to lower income households; it has been widespread and affects middle income families as well.

The Housing Element identifies how the City will adhere to the following requirements of the State Department of Housing and Community Development:

1. Preserving Housing and Neighborhoods - Consistent with the State guidelines, the housing program portion of this Housing Element describes the steps being taken to preserve existing housing and neighborhoods.
2. Preserving Affordability - This element identifies housing programs to emphasize the importance of preserving affordability.
3. Standards and Plans For Adequate Sites

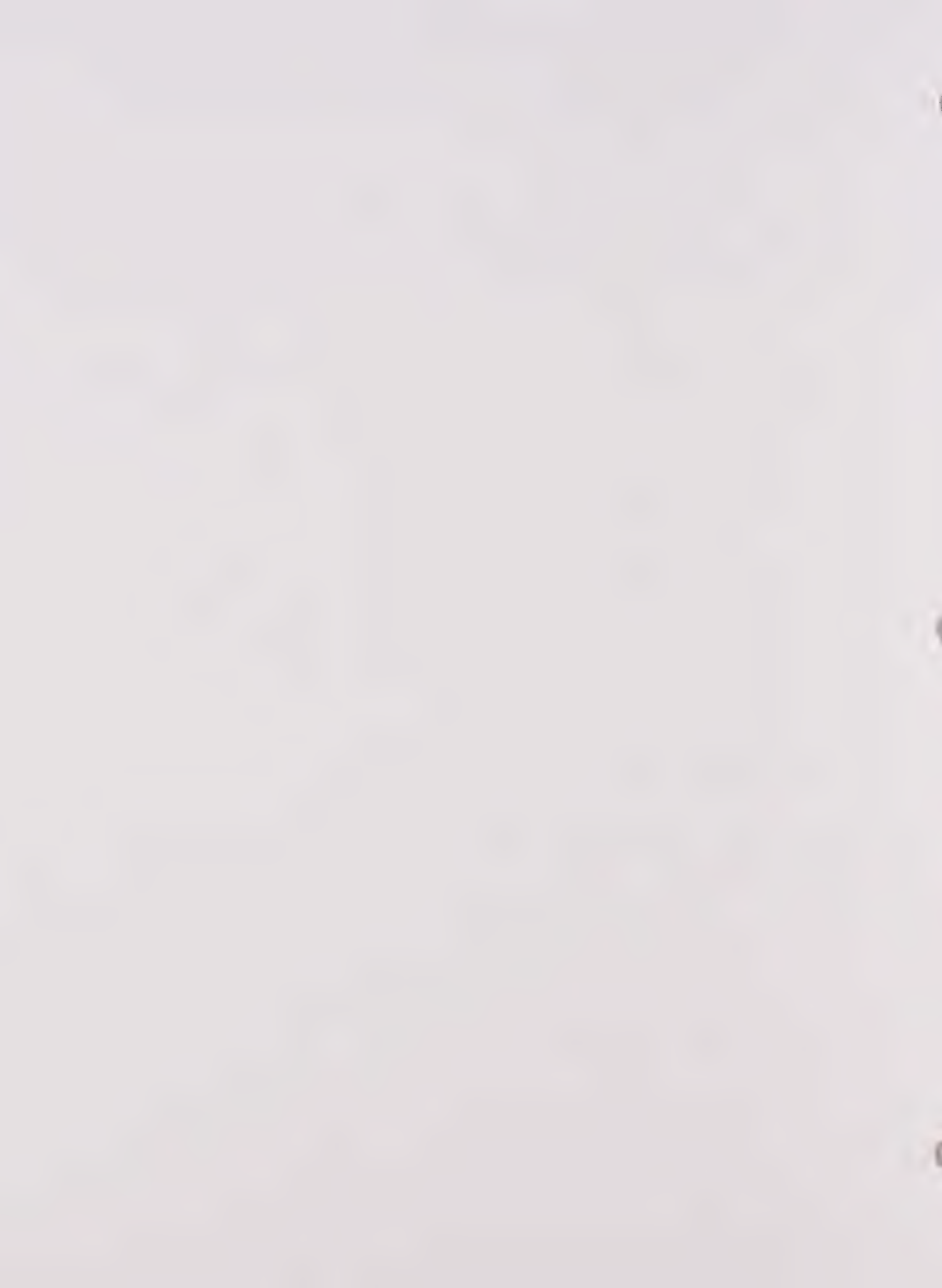
4. Accessibility - The Housing Element identifies the City's attempts to reduce the effects of discrimination in housing.

5. Adequate Provision - The element includes housing programs to make a diligent effort to adequately provide for the housing needs of all economic segments of the community.

Through the goals, policies and programs contained in the Housing Element, it has been determined by the State of California that the City of Guadalupe fulfills these requirements. The programs described are intended mainly to serve lower and middle income households. These are the people who are not able to afford housing at today's market rates. The housing needs of upper income households generally are met by private enterprise without the aid of public subsidies.

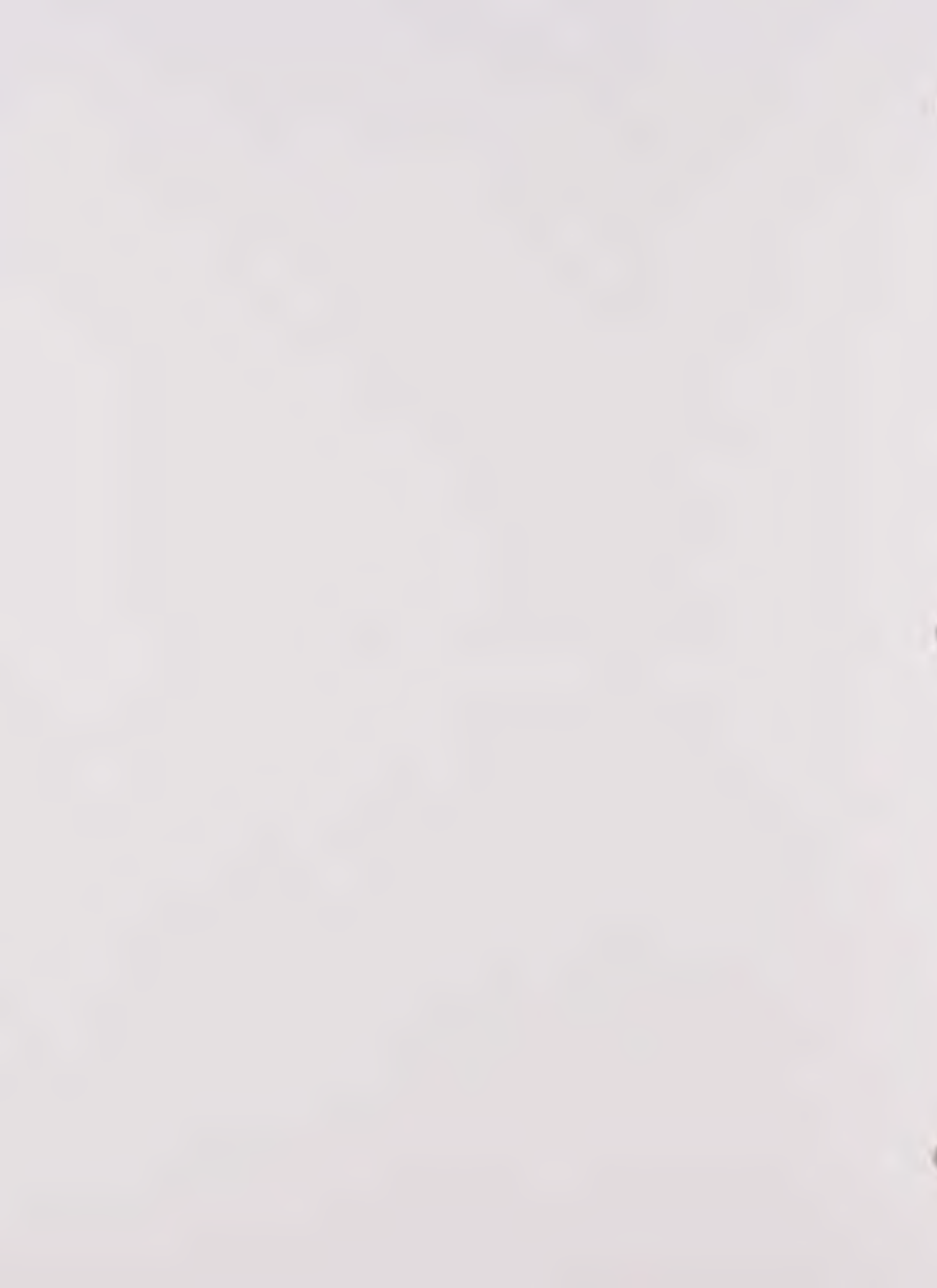
C. OBJECTIVES

To conserve existing affordable housing, policies have been developed which will be implemented through specific programs. To this end, quantified objectives are identified which will lead towards the ultimate goal of housing affordability. The following quantified objectives should serve as such benchmarks:



1. Approximately 470 households in Guadalupe earn incomes which are in the "low income" range - up to 80% of the County median household income. The City should pursue programs which serve to assist in the preservation of the affordability of lower income housing. While it is well beyond the financial capability of the City to accomplish this objective immediately, a good faith effort which ultimately reaches 3% of the lower income households annually would provide substantial benefit. This objective can be accomplished in a combination of ways including: participation in the Santa Barbara County Housing Authority housing assistance programs, housing rehabilitation assistance programs offered by the City with funding assistance provided by the Community Development Block Grant Program and/or the Guadalupe Redevelopment Agency.

2. The City should pursue the development of new housing at a level which is in balance with new housing demands. Maintaining a balance between supply and demand will serve to retain housing affordability which is in close proximity to increases in the cost of living index. The Area Planning Council has projected that new housing demands will approach 51 new units per year through the year 1990. The City should strive to identify sufficient land suitable for the development of 358 new dwelling units.



The actual implementation of the policies and objectives listed above will be accomplished by a combination of programs and policies listed in the Housing Element and in the residential and housing policies section of this General Plan located in Chapter 12.

CHAPTER SIX

CONSERVATION AND
OPEN SPACE ELEMENT

CHAPTER 6

CONSERVATION AND OPEN SPACE

A. BACKGROUND

The Conservation and Open Space element of the General Plan is dedicated to the efficient and wise uses of natural resources and environmentally sensitive areas in order to assure their continued availability for use, appreciation and enjoyment.

The impact of population growth and the variety of development on the physical environment of the City is an important consideration in formulating policies about future growth. In recent years, public attention focused on natural resources has caused a general awareness of their limits. Considerable attention has also been focused on man-made resources as a result of a community experiencing deficiencies in services such as sewers, schools, police and fire protection. Whether an affected resource is natural or man-made, the "danger signal" is not often heard until a resource deficiency is translated into a monetary cost to the public. This General Plan has established appropriate locations for different land uses and policies on the basis of minimizing conflicts between them and for providing these services in the most effective manner.

Existing open space in the City of Guadalupe and surrounding territory serves several purposes: resource preservation and management, public health and safety, and outdoor recreation. Furthermore, most of the City's spaces serve more than one of these purposes.

The City of Guadalupe's General Plan Land Use Map establishes three categories of open space for the City. They are: (1) Agricultural, (2) Parks (Recreational Open Space), and (3) Open Space. Land classified as agricultural is cultivated for crops. Parks includes existing and proposed recreational facilities, including neighborhood and community parks. Open Space includes areas subject to flood hazard, groundwater recharge areas, well farms and areas adjacent to creek beds and/or rivers.

B. AGRICULTURE

The purpose of this category is to set aside and promote the preservation farmland within the fertile Santa Maria Valley. Prime farmland is land that has the best combination of physical and chemical characteristics necessary to be economically feasible for sustaining high crop yields. As Guadalupe has historically been an area of agricultural importance, it is the goal of the General Plan to preserve this land use for the future.

There are however "island pockets" of agricultural land located within the City and adjacent to its urbanized planning area boundaries that have been redesignated from agricultural to urban uses. There are many land uses which conflict with one another necessitating wise land use planning. Agriculture is no exception. The activities generated by agricultural land uses include crop dusting, pesticide and insecticide spraying, agricultural burning and the generation of odor and dust. After careful analysis, it was determined that the urbanization of these lands would minimize existing and potential land use and environmental impacts. The City will continue to work with Santa Barbara County in support of preserving agricultural land in the unincorporated area of Guadalupe which do not conflict with urban uses.

C. PARKS AND RECREATIONAL FACILITIES

Recreational facilities are becoming increasingly important to the residents of Guadalupe. As leisure time increases, more people reach retirement age, schools teach recreation skills as part of their general curriculum, and outdoor activities become a more important part of many peoples lives, the City must plan for providing additional land for possible recreational facilities. The terms "Parks" and

"Recreational Facilities" are used interchangeably in this chapter.

Provisions for recreational facilities is one of the key municipal services provided to the citizens of Guadalupe. The complete recreation system is made up of various facilities, some of which are not owned by the City. An example is a regional park which services a sub-region and is often times owned in whole or in part by the Federal, State, or County Government or other agency. The City has two such facilities, those being the State beach 4 miles to the west, and LeRoy Park, a County owned facility located north of the City limits. Existing school facilities and grounds can also provide recreational opportunities. There is one elementary school and one junior high school in the City which have a variety of building and facilities which could be used to great advantage.

There are three distinct age groups which use recreation facilities with various degrees of intensity. Children below the ages of 13 or 14 are the most intense users of recreation facilities. Next, retired persons who have more leisure time also use recreation facilities to a large extent. Finally, the use of recreation facilities by people in the age group of from 14 to 65 is more limited than the other two groups. Each of these age groups require

different types of recreation areas and different facilities. The younger people require areas for more active play, while the older persons prefer the more passive activities. The middle age group needs facilities which the whole family can use.

There are many sets of park standards. Some are based on state and national experience while others are related only to the local jurisdiction for which they were developed. The following standards are based on previous experience, both statewide and local.

Park facilities can be classified by size, use and service area as follows:

Regional Parks - County, state, or federally owned land. These parks are usually in close proximity to a city. They include major open space, are open to the public, and provide such services as golf courses which may be operated by a city, county, or private enterprise. The Guadalupe Dunes State beach to the west is classified as a regional park.

Community Parks - In general, a community park serves an area which includes one or more secondary schools. This area is a group of neighborhoods forming a recognized

section or district of the city. These parks are planned primarily for young people and adults, and provide indoor and outdoor facilities to meet a wider range of recreational activities than does the neighborhood recreation center. LeRoy Park is classified as a community park. Also, the Guadalupe gymnasium located in the City Hall is used on a community basis.

Neighborhood Parks - These parks should be planned and developed to meet the specific needs of the neighborhood to be served. Although participation in a neighborhood park, particularly during the summer months, is primarily by teenagers and school children, the facilities should offer services comparable to the demographic make up of the entire neighborhood. These parks usually require 2-5 acres. To be an effective part of the park and recreation system, it is necessary to blend a combination of activity area, passive or active, and landscaping to buffer activities from each other and from the surrounding residences.

Mini-Parks - Size and location of mini-parks are determined primarily by the availability of vacant land. They average from 1/2 to 3 acres in size, and may service any age group, depending on neighborhood needs. These parks offer play and quiet game areas, multi-purpose courts, and landscaping.

Development of mini-parks can remove many existing eyesores and hazards.

Several other open space opportunities may be provided through the use and development of flood plains, beautification areas, common greens, and other open spaces.

D. MISCELLANEOUS OPEN SPACE

Areas subject to inundation by the Santa Maria River are designated as flood plains. Development in this area should be limited to those uses which would not be affected by flooding and inundation. Development regulation may be accomplished through the provisions of the Zoning Ordinance. The open space provided by the Santa Maria River is valuable for its visual effect and recreation potential.

Beautification areas can also be designed for unused parts of rights-of-ways and building sites. These areas when properly landscaped, enhance and beautify the city, making it more attractive to residents and visitors. Another type of open space are common greens which are generally semi-public areas found within cluster residential developments. These areas provide relief from the concentrated urban development and supply needed recreation areas for portions of the population. These areas can be

coordinated with existing parks and landscaped property to create a network of greenways. Furthermore, bikeways and walkways can connect the various greenways to provide access from all sectors of the community. The Land Use plan can be the vehicle for establishing such a network.

E. EXISTING PARK FACILITIES

The following gives a description of the current park facilities using the park classification system above.

Ten (10) public parks are provided in this plan to be actively used for recreation purposes and open to the public without charge.

LeRoy Park is an existing County Park located adjacent to the City limits and is improved with restrooms, playground equipment, and picnic facilities. This park is designated to serve a regional function.

Central Park, located south of Tenth Street, is presently being developed as a community park. The park will include a variety of passive and active recreational facilities.

Neighborhood mini parks are proposed and/or are existing throughout the newer subdivisions in the western portion of

Guadalupe. Four new parks are indicated by symbol on the General Plan Land Use Map, one in each new area indicated for future residential expansion. These parks should be developed and dedicated as conditions of approval of new residential subdivisions in those areas.

F. SCHOOL-PARK DEVELOPMENT

School facilities and major public utility easements are additional open space candidates. The schools make little use of their properties after school hours, weekends and summers when these properties could be used more effectively. Likewise, most utility easements are used only for the utility equipment. Multiple use of these properties would serve two purposes: (1) to provide additional recreation areas and, (2) to make a portion of the easement used for recreation more attractive to the neighborhood.

Joint City-School recreation programs can be approached from a number of aspects. Each method should be explored in an effort to gain maximum use of buildings and grounds. The more use the City can gain with fewer facilities, the less it will have to provide through general fund budgeting and park and recreation tax levies. The same, of course, holds true in obtaining agreements with the various utility companies to use their land which is presently used for a

single purpose. Additional advantages to this joint use program are: First, more recreation has been produced for each dollar spent. Full advantage is taken of all existing facilities where parks and playgrounds were not duplicated. Second, the whole recreation program can be broadened to take in all groups - infants, children, teenagers, adults, and senior citizens; service and social groups; hobby groups; civic groups; and, most important of all, the family.

G. FUTURE PARK DEVELOPMENT

The current park facilities are fairly well distributed to serve the developed parts of our community. The areas which are furthest from these facilities, however, will need additional park land provided as they develop. There are various ways of providing this park land.

While there are no precise methods of calculating the amount of land necessary for future parks, each project and area that develops will have to be evaluated for its park demand and the opportunities available to meet that demand. Although there are no quantitative measures presently established this should not be construed to mean that park facilities will not be required. No community can be timid about park requirements and expect to enhance its image -

either as a place to live in or develop in. Each park area established brings benefits to both the community and to the developers.

Guadalupe must judge for itself how much park and open space land is needed and what roles these will play in its development pattern. Developers should recognize this before presenting projects to the City. Without cooperation between developers and the City, adequate park and open space lands will not be provided. Such an inadequacy could prove detrimental to both.

CHAPTER SEVEN

SAFTEY AND SEISMIC

SAFTEY ELEMENT

CHAPTER 7

SAFETY AND SEISMIC SAFETY ELEMENT

A. BACKGROUND

In Land Use planning it is important to avoid certain conditions where development would be hazardous. Such hazards include seismic activity, flooding, fire hazard areas, unstable slopes and noise impact areas. This chapter describes areas of existing and potential hazard which will receive special consideration. It also presents safety measures for maintaining crucial services in an emergency.

This portion of the Plan is intended to: "Make the health, safety and well being of the citizens of Guadalupe an explicit consideration in the planning process".

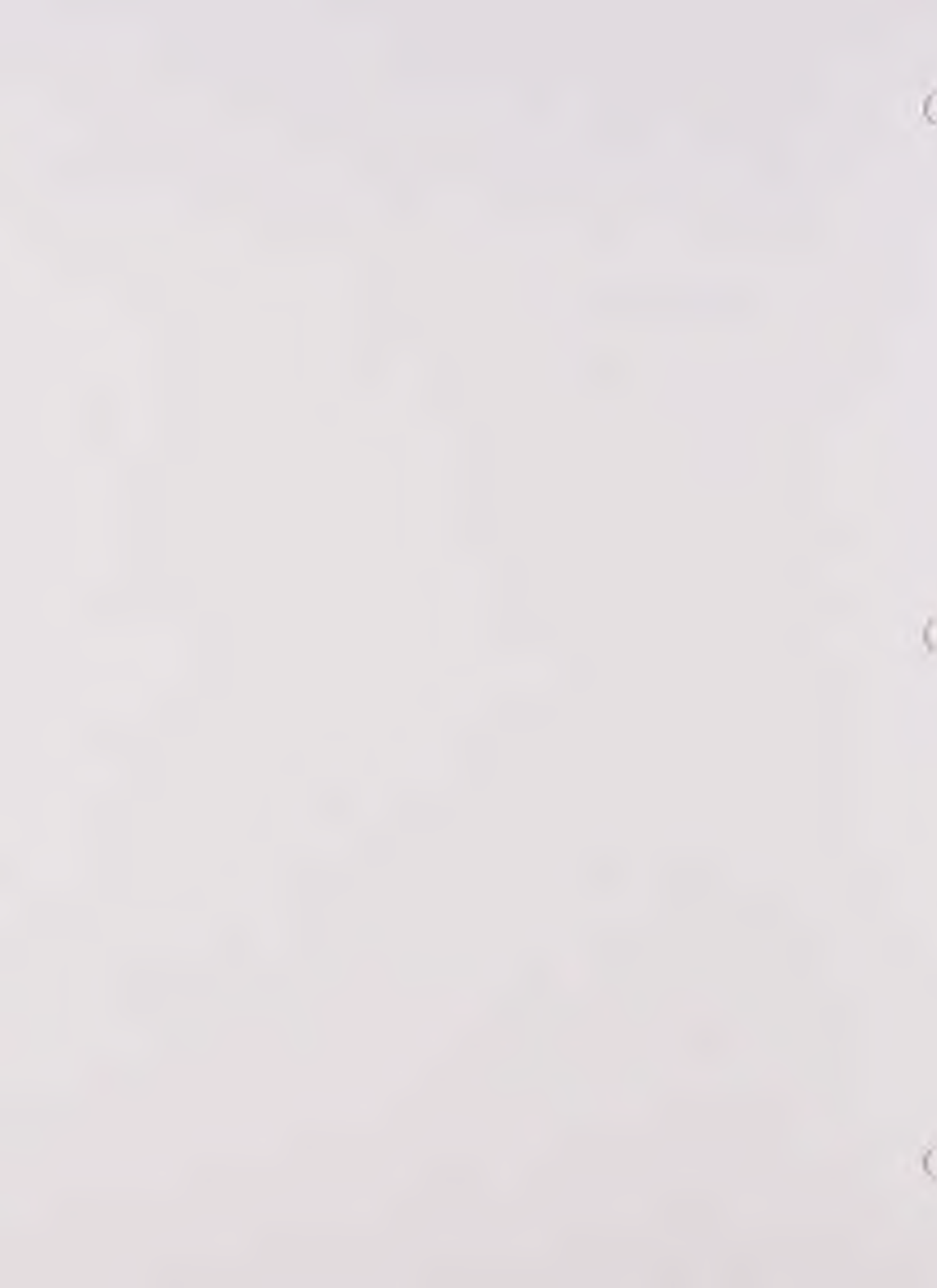
Section 65302-G of the State General Plan Guidelines allow for the City of Guadalupe to adopt that portion of the County's Safety/Seismic Safety Element that pertains to the City of Guadalupe's planning area. The County Plan, which was approved on January 22, 1979, was deemed by the City staff to be sufficiently detailed and to contain appropriate policies and programs and therefore the City of Guadalupe has elected to pursue this option and adopt that portion of the Safety/Seismic Safety Element of Santa Barbara County. However, to provide the community with an overview of the

potential risks facing Guadalupe, this section provides a synopsis of both Safety and Seismic Safety issues. Furthermore, the Technical Appendix (Data Base) provides additional data and analysis regarding Safety and Seismic Safety.

B. SEISMIC ACTIVITY

This section outlines potential seismic hazards in the Guadalupe planning area in order to reduce losses and dislocation from these hazards. Seismic hazards generally include surface ruptures from faulting, ground shaking, ground failures, the effects of tsunamis and landslides. It should be emphasized that not all of these factors are present in our planning area.

There are no known faults within or near the proximity of Guadalupe. The closest faults are the Pezzoni fault, approximately 10 miles south of Guadalupe, and the Santa Maria fault, approximately 8 miles to the east. Both of these faults are considered inactive. However, it should be emphasized that while there are no known faults within Guadalupe, subsequent studies may reveal faults heretofore unknown. Prudent design practice is to establish criteria for development in these cases.



Should faults be identified, planning for seismic hazards should consider all adverse aspects of seismic events. These include ground surface rupture along the fault, ground shaking due to the propagation of seismic shock waves, liquefaction of saturated soil, settlement of granular soils due to seismic densification, seismically-induced landslides, and generation of tsunamis.

Safety measures related to seismic activity and earthquakes involves prevention of damage and restitution of services. Building requirements should follow recommendations set forth by the Uniform Building Code which establishes building requirements for all new structures based on predicated earthquake intensities.

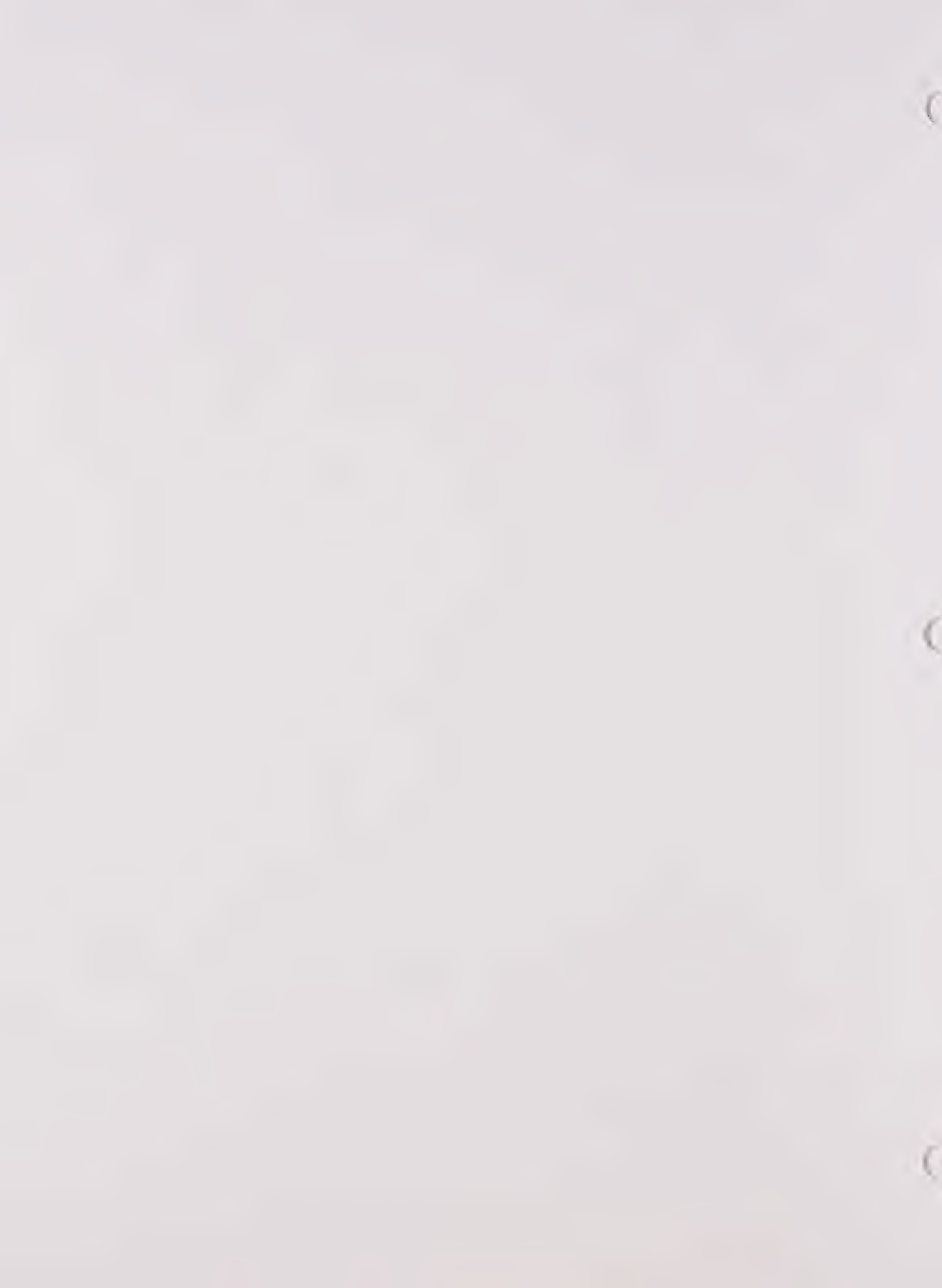
The City of Guadalupe should be equipped to restore utility services as quickly as possible. Restoring the water supply is an important consideration as ruptured water lines affect fire fighting services as well as water for drinking. Sewer line breaks may endanger public health, and damaged roads restrict travel. Privately operated utilities such as gas and electricity must also be restored. PG&E will be responsible for ensuring their personnel, materials, and equipment can be mobilized quickly and concentrated in any area of need to repair their facilities.

C. FLOODING

Flooding can be a hazard to development along nearly any waterway. The City of Guadalupe is concerned about flooding primarily from the Santa Maria River. As previously noted, the City of Guadalupe is located immediately south of the Santa Maria River. Although the City is situated above the floodplain, the river is subject to high flows following periods of intense precipitation, and the flood waters resulting from these high flows can impair the suitability of land to the east of the City for various uses.

The extent of damage from flooding of the Santa Maria River is mitigated by the construction of facilities for the control of flood flows. Furthermore, a Federal Flood Control project has been constructed in the Santa Maria Valley and, therefore, the amount of the flood peak in the Santa Maria River has been reduced by storage of flood waters in Twitchell Reservoir on the Cuyama River (the major tributary of the Santa Maria River). Levees have been constructed on the valley floor to contain the flood waters originating below Twitchell Reservoir as well as the releases from that reservoir.

D. FIRE SAFETY MEASURES



Fire protection is an important safety consideration for the City of Guadalupe. The level of fire protection depends upon a number of factors: response time, available equipment, adequacy of water supply, fire resistance of buildings and areas, and access. The City has a full-time Fire Chief and volunteer staff of 15. Fire capabilities of new developments must be carefully planned to give maximum service at minimum cost. Land use, circulation, water and fire service are all important factors of service costs and system adequacy.

To minimize response time to fires, circulation should be such that equipment can be maneuvered quickly and safely to the area of need. To ensure this, streets must be designed which provide adequate width, turning radii, cul-de-sac lengths and turnarounds. The City recognizes the importance of circulation for fire safety and submits all subdivision plans to the Fire Chief for comment and recommendation. Minimum street width standards provides for sufficient access for emergency vehicles in the future.

Other circulation related safety considerations are evacuations due to fires and spills and leaks of dangerous materials. Details of such evacuations must, of course, be handled at the time of need. However, the City will be

preparing an Emergency Response Plan to ensure the safety of its residents.

CHAPTER EIGHT

NOISE ELEMENT

CHAPTER 8

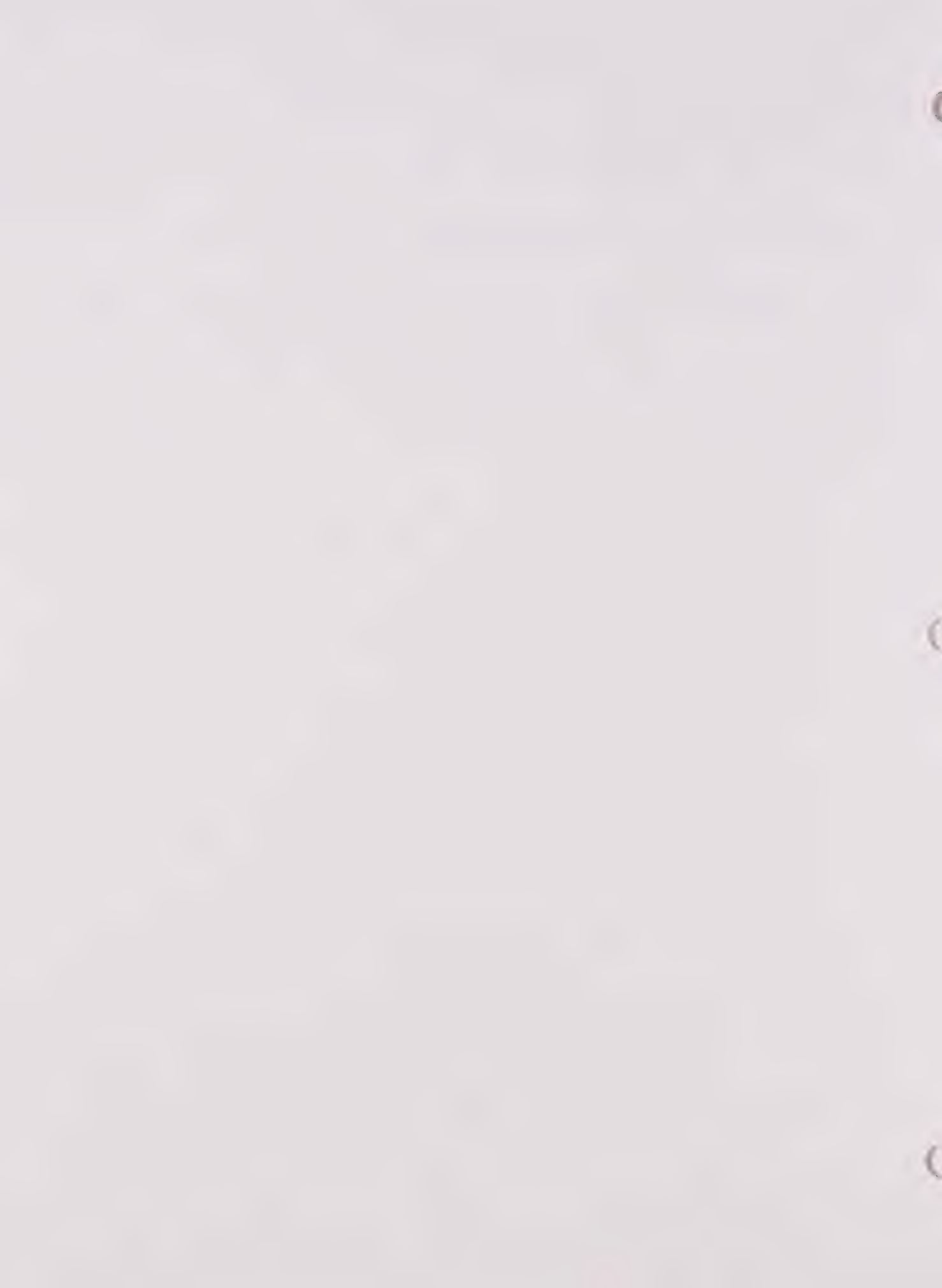
NOISE ELEMENT

A. BACKGROUND AND ANALYSIS

The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify Land Use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of noise.

Noise characteristizes todays life more than any other quality. It must be realized, of course, that noise is a product of many different activities, many of which are essential to the normal functioning of today's community. Some are required by reason of their nature and purpose to be loud and disturbing such as sirens, car horns, etc. However, noise can nevertheless be reduced, controlled, or located where least harmful and disruptive to normal community function.

Land values are obviously effected by noise levels of surrounding areas, much as land values are effected by other inconsistent uses. This is witnessed by the depressed price of homes located adjacent to freeways or other facilities throughout the country. Regulations in this plan which



minimize noise impacts will provide a benefit to property owners by maintaining a healthy environment. Clearly, land use planning to minimize noise and/or land use conflicts with respect to noise is a proper function of the City.

Recognition of the problems of noise is made by many governmental agencies. The Noise Control Act of the California Legislature (Division 28 of California Code) reads in part:

- a) "The legislative body hereby finds and declares that: excessive noise is a serious hazard to the public health and welfare".
- b) "Exposure to certain levels of noise can result in physiological, psychological, and economic damage".
- c) "There is a continuous and increasing bombardment of noise in the urban, suburban, and rural areas. All Californians are entitled to a peaceful and quiet environment without the intrusion of noise which may be hazardous to their health and welfare".

It must be recognized that noise should be an important factor when considering land use. There are many land uses

clearly unsuitable for noisy environments. Other uses must be protected or located to ensure healthy conditions for the citizens. Others still do not require environments quieter than required to protect workers from the hazards of noise. Thus, to allow a hospital in a noisy area is clearly improper as it is to allow residences in extremely noisy areas. Conversely, to allow a loud use to be placed in an existing quiet residential area is not proper.

The purpose of the City of Guadalupe Noise Element is, therefore, to minimize the negative effects of noise and to aid in the provision of a healthy environment with adequate protection from excessive noise and the accompanying effects. The City of Guadalupe will strive to regulate the location, intensity, duration, time, frequency, and the level of noise in the community in such a way as to provide maximum relief from noise and minimum cost inconvenience to those regulated.

To regulate noise with respect to the above criteria, standards must be used to insure fairness, attainment of goals, and ease of application. These standards must take into account the various activities that will take place in the City and the proper times and locations for those activities.

B. SOURCES OF NOISE

In order to understand the noise problem in Guadalupe and alleviate present and avoid future problems, existing noise problems in Guadalupe must be investigated. Section 65302(g) of the Government Code requires a detailed survey of the following facilities in terms of their existing and future noise generation:

1. Highways and Freeways
2. Primary arterials
3. Railways
4. Industrial plants

Each of the above mentioned facilities is examined below in detail.

HIGHWAYS AND FREEWAYS - Guadalupe Street is not only the primary north-south connection for the City but is also designated as State Highway 1, a popular route for tourists and agricultural related vehicles. This road bisects the City with population centers located on both sides. There are houses north of this road, east of Obispo, and west of Pioneer Street. An elementary school is located on the south side of Main Street, within the County.

PRIMARY ARTERIALS - Obispo Street, Tognazzin Avenue, Tenth Street, and Eleventh Street serve as primary arterials within the City. Future circulation plans call for a connection to be built to link both parts of Pioneer Street and creating another north-south route. In addition, Fifth Street is proposed to be extended across Guadalupe Street and the railroad tracks to connect through to Fourth Street and eventually east to Simas Street.

Impacts related to vehicle traffic are most significant during the heavy commute periods between 7:00 a.m. - 9:00 a.m., and between 4:00 p.m. - 6:00 p.m. A recent study, however, also revealed that the proportion of Average Daily Traffic occurring between 10:00 p.m. and 7:00 a.m. is much higher than normal, eight percent of total ADT as compared to five percent for normal urban arterials. Consequently, nighttime noise impacts are anticipated to be higher than normal with a correspondingly higher Ldn.

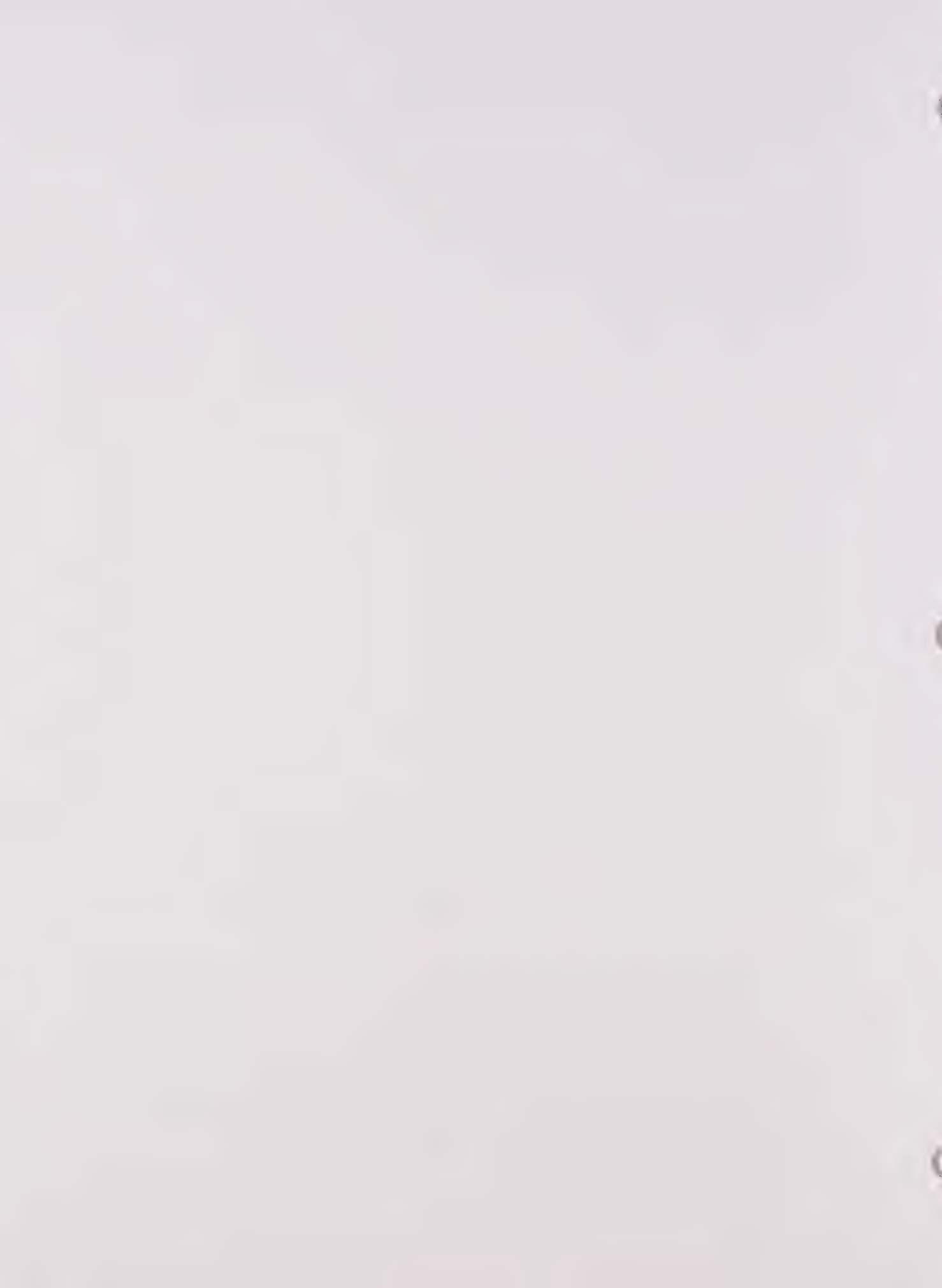
RAILROAD OPERATIONS - The Southern Pacific Transportation Company currently has regular runs through the City via the rail track which runs adjacent to Guadalupe Street. The Southern Pacific tracks are operated seven days a week with runs throughout the day and night. The train speed in Guadalupe is posted at 25 miles per hour and the average

duration of the trip through the City is estimated to be 5 to 10 minutes.

Based on criteria developed by the U.S. Department of Transportation, sound levels of up to 80 dB(A) would be expected fifty feet from the rail track. This noise attenuates at the rate of approximately 4 dB(A) per doubling of distance so that the minimum 60 dB(A) contour would be approximately 1600 feet from the track. However, due to the short duration of the noise, a standard Ldn rating is not indicative of the substantial effect of this noise on the adjacent homes near the tracks. Most of the City's residents are within 1600 feet of the railroad and thus affected on an intermittent basis.

INDUSTRIAL OPERATIONS - Industrial operations are located primarily adjacent to the SPRR. Those uses north of Eleventh Street do have some apparent off-site noise. The other generators are sufficiently removed from residential receptors so as not to have a significant adverse impact.

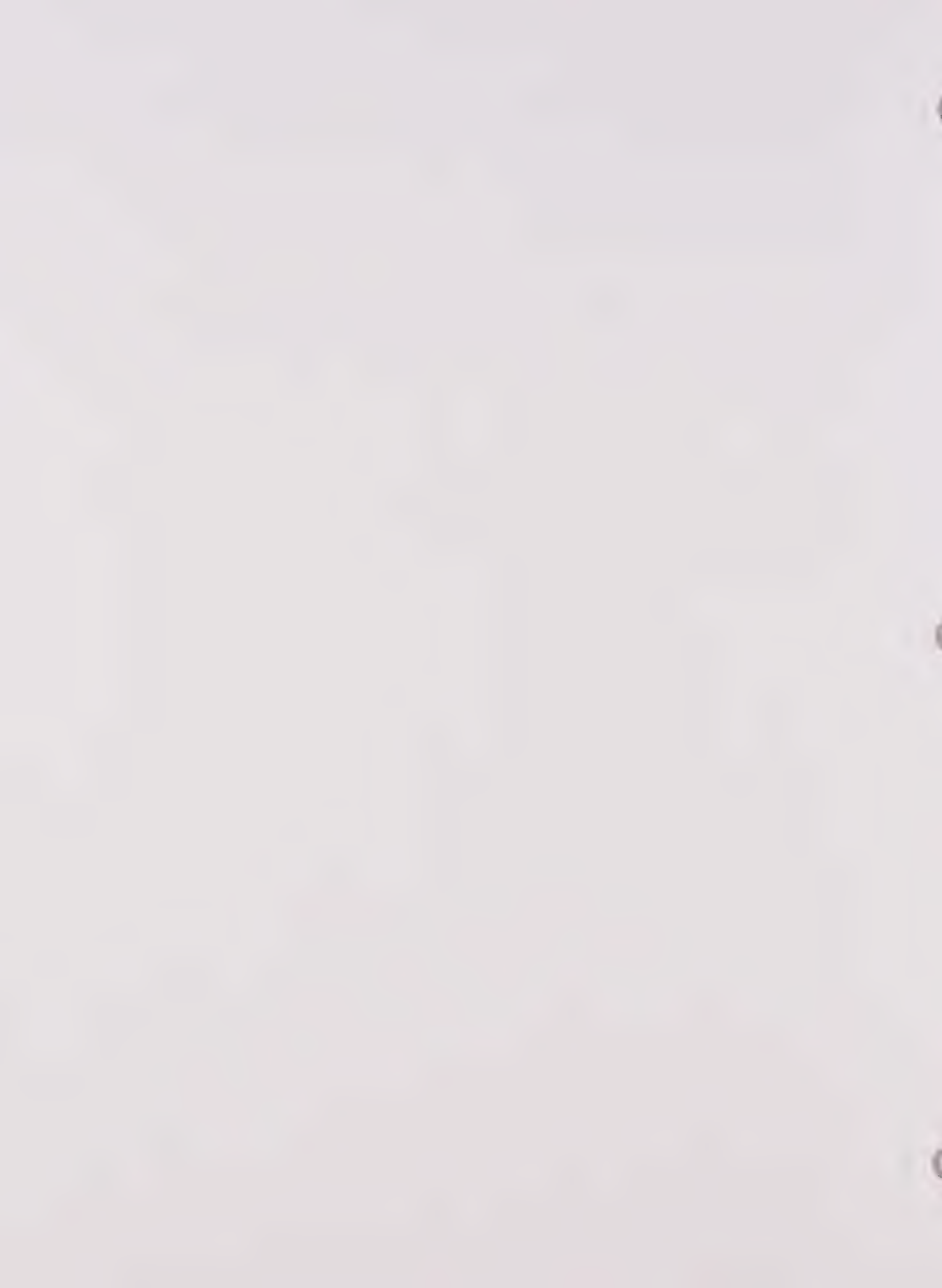
As in many other planning areas, residential neighborhoods are a primary concern of this element. This is because residential activities demand the lowest noise levels in the community, with the exceptions of special facilities such as schools, libraries, hospitals, etc.



The health, welfare and well-being of the citizens of Guadalupe are most directly affected in these residential areas and the activities in these areas are mostly incompatible with a noisy environment.

Efforts should be made to insure that commercial vehicles do not use residential streets except where absolutely necessary.

Design and location of City streets and facilities should be such that increases of noise from the facilities is minimized.



CHAPTER NINE

COMMUNITY DESIGN AND HISTORIC PRESERVATION ELEMENT

CHAPTER 9

COMMUNITY DESIGN AND HISTORIC PRESERVATION

A. BACKGROUND

The City of Guadalupe has throughout the years been able to retain the quality and character that gives a unique and distinct atmosphere to the community. The preservation of this character, coupled with the new development and modernization of existing structures, must be balanced to enable the City to provide both new economic opportunities along with continuity with its past.

This portion of the General Plan establishes policy and guidelines for the establishment of a Community Design and Historic Preservation program within the City. Although it is beyond the scope of this element to provide specifics, one of the implementation tools proposed as part of this General Plan is the adoption of a design ordinance which outlines specific policies, standards and programs.

B. COMMUNITY DESIGN

Community Design is an elusive yet all-encompassing concern that can be thought of as the quality of the City's physical/spatial and visual setting. The resources and

components of Community Design include the natural environment (landform, rivers and creeks, vegetation) and built environment (structures, open space, travel routes, districts and neighborhoods, landmarks and focal points). All of these contribute to the overall image, appearance and function of the community.

A Community Design Element will be developed which addresses the interrelationship of built form, the natural environment, and people. Several overall design goals will be analyzed, including: imageability; liveability, the relationship of built form to scale, and the adaptability to change. These overall goals will be implemented at several scales: city-wide, district and neighborhood, and site and building.

The purpose of Community Design at the city-wide scale is to establish a physical framework that achieves the overall design goals. At the district and neighborhood scales, design objectives specific to the needs of each area must be developed. However, there are some general objectives and policies that apply to all districts and neighborhoods. As at the city-wide scale, the role of design is to create a framework that makes the district or neighborhood an identifiable, understandable, liveable and unique entity.

At the building and site scale, design focuses on liveability, human scale and adaptability to change.

C. HISTORIC PRESERVATION

To maintain the historic flavor of a community, the State of California has determined that a city may adopt an Historic Preservation Element as part of the General Plan. This General Plan will incorporate Historic Preservation as part of the Community Design Element. As previously mentioned, this Chapter is designed to be general in nature to be followed by an ordinance which provides specific policies. The City of Guadalupe has many "historic" buildings, some dated from construction periods at the turn of the 19th century. There are presently no designated historic sites in the City recorded on the National Register of Historic Places, the California Landmark Series, or List of State Points of Historical Interest, however, the absence of registered historical sites does not mean that such sites could not be designated.

As part of the implementation program for the General Plan, the City will actively pursue programs for the protection, stabilization, preservation, rehabilitation and restoration of potential historic buildings.

A search of the City's past provides a colorful history. The more recent historical past of Guadalupe can be traced back to 1841 when the 32,408 acre Guadalupe Rancho was granted to cattle ranchers Diego Olivera and Teodoro Arrelanes. The City was the focal point in the Santa Maria Valley and attracted Italian-Swiss dairymen who were among the first non-spanish settlers in the area. Agricultural activity also flourished in the area due to the fertile soil. In 1873, the City was officially established as a settlement. By the turn of the century, all of the major components that would shape the City's development had occurred. The railroad came through in 1901 and the roadway between Guadalupe and Santa Maria had been fully improved. Guadalupe was officially incorporated in 1946.

The physical development of Guadalupe can be divided into two eras. Initial development in Guadalupe occurred in the northern portion of the City while later development due to the railroad occurred in the southern portion of the town. Today, Guadalupe is a mixture of the very old downtown central core, post World War II housing developments, and new tract developments occurring in the southeast and southwest portion of the City.

The historical architectural aspect of downtown Guadalupe was assessed as recently as 1983 by a Regional Urban Design

Assistance Team from the California Polytechnic State University at San Luis Obispo. The design team quickly noted the potential value for renovation and restoration. From a historic preservation standpoint, the downtown core is intact with many of the commercial structures in an architecturally pristine state.

D. ARCHAEOLOGY

A recent archaeological records search identified several archaeological sites known to exist within a 5 mile radius of the proposed wastewater project which is approximately 1/2 mile west of the City of Guadalupe. However, within the City boundaries there are no known archaeological sites.

According to the archaeological records search the present site of the City of Guadalupe falls within the region of the coastal area inhabited by the Chumash people who first made contact with the original Spanish settlers in the 1700's. Earlier people may have once occupied the area as early as 8,000 to 9,000 years ago. The report stated that the most recent archaeological research conducted between 40 and 110 years ago was not well documented and poorly researched. Thus, there is a possibility that some unknown archaeological site exists. Because the City of Guadalupe is in a sensitive locale which includes the possibility of

native American burial sites, precautions should be taken whenever construction occurs. The City 's environmental review procedures will ensure the identification and protection of any archaeological sites.

CHAPTER TEN

PUBLIC FACILITIES ELEMENT

CHAPTER 10

PUBLIC FACILITIES ELEMENT

A. BACKGROUND

This portion of the City's General Plan is concerned with the necessary public facilities required in order to provide for continued development and expansion of the City of Guadalupe.

Environmental characteristics influence population growth, density and distribution. They also affect both the nature and cost of public improvements. Topography, geology and climate are characteristics which affect the construction and operation of public facilities.

Quality and adequacy of public facilities are two of the most important requirements of an expanding economy and growth of a community. The conclusions and recommendations contained in this report provide for the public facilities necessary for the future growth and development of the City of Guadalupe.

However, further study on special issues should be conducted. The development of specific programs for system improvements of both the present and long range needs are

outside the scope of this study. Such improvements should be the subject of a study for a Capital Improvement Program including a plan for financing.

B. WATER

Demestic water is supplied by the City of Guadalupe to approximately 1200 service accounts. The City has three operational wells and one inactive well held in reserve. The water is chlorinated. The City draws from the Santa Maria Valley aquifer which has an annual storage capacity of 1,500,000 acre feet oer year. The City presently has adequate ground water reserves to meet future and existing development and it is also participating in current efforts to bring California Water Project water to the Santa Maria Valley basin.

According to the Conservation Element of the Santa Barbara County Comprehensive Plan ,the Santa Maria Ground Water Basin is being drafted at the rate of 94,320 acre-feet per year. Recharge is about 80,000 acre-feet per year. The report concludes that the basin is being overdrafted by approximately 15,000 acre-feet per year. The Santa Maria Ground Water Basin is also experiencing a net accumulation of salt each year which could affect water quality, but due

to the large storage capacity of the basin this has not yet materially affected water quality on the City of Guadalupe.

The City's water distribution system will require upgrading to provide adequate water pressure and fire flows. Some parts of the City now have undersized 2" and 4" water lines instead of the needed 6", 8" or 10" lines. Water pressures vary throughout the City due to the age and condition of the water distribution system.

C. SEWER

The City, with a State grant in 1977, constructed the sewage treatment plant on the outskirts of the City. Plant components are rated to treat 1.0 million gallons per day (1.0 mgd), and the plant operates at approximately 400,000 gallons per day. The plant was upgraded in 1982 under a Clean Water Act grant from the U.S. Environmental Protection Agency. Disposal capacity is presently expanded by the addition of three new evaporation /percolation ponds. Additional treatment capacity to provide for the City's needs through the year 2010 is presently being designed by the firm of Kenedy/Chilton/Jenks of Palo Alto.

D. SOLID WASTE

Municipal waste is collected by the City of Guadalupe and disposed of in the City of Santa Maria's Class II landfill. The City averages 2 loads, 4 times a week totalling 13 tons of municipal waste. The Santa Maria landfill serves the Santa Maria Valley and the southern part of San Luis Obispo County. The tipping fees are currently \$7.20 per ton.

In the short term, development activities impact the Santa Maria City landfill which has a life expectancy of ten years. The development of new disposal sites or expansion of the current site will thus be necessary within the near future.

CHAPTER ELEVEN

ECONOMIC DEVELOPMENT AND REDEVELOPMENT ELEMENT

CHAPTER 11

ECONOMIC DEVELOPMENT- REDEVELOPMENT ELEMENT

A. BACKGROUND AND ANALYSIS

Sound Economic Development (ED) policy decisions are based on a solid foundation of information and analysis of the local economy. While most communities are primarily interested in various aspects of the local economy, regional and national economic forces must also be assessed. The local information and analysis efforts of Guadalupe should revolve around at least three related elements.

1. An analysis of industry performance and the components of change for targeted industries.
2. An assessment of community competitive advantages and disadvantages.
3. An assessment of recent area business trends.

The primary objective of the analysis of industry performance is to identify the businesses that are growing nationally and those that are declining, and to show how the local community and economic area fare in comparison with national trends. A number of key performance indicators such as employment change, productivity, capital investment,

wages, and value of shipments can provide clues. Regardless of the complexity of the performance analysis, the goal is to identify national growth industries that may provide opportunities at the local level. If industries that are growing nationally and that are doing even better locally can be identified, then an initial target-industry list for either expansion or assistance programs can take shape. Alternatively, if there are industries that are not performing well locally but that are growing nationally, then some candidates for retention and assistance will have been identified subject to further information collection and analysis.

The community should, to the extent possible, search for the reasons for net changes in local employment. Gains and losses in specific industries are especially important because they can more easily be measured and reasons for the changes can more easily be found. The City and Chamber of Commerce should look for job gains when new businesses are started, existing businesses are expanded locally, and more people are moving in. Likewise, we should look for job losses when businesses shut down, when employees are laid off, and when people move out. What are the links between these developments? The extent of the changes does not represent an end in itself, rather it is a means to better

understand the nature of the local economy, its problems, strengths, and range of policy choices.

Local economic development will be determined in large part by local resources which are the support base for ED programs and activities. The major elements of this base are economic development attitudes, the economic base, and financial resources.

Frequently, the attitudes of community groups toward local ED efforts are not considered in the planning process. This may be due to local conflict in the community regarding development or lack of understanding of the ED process itself. An attitude survey can provide valuable information for ED programs. When conflict is substantial or when the community does not perceive development coherently, the survey can help identify issues and development opportunities and produce specific information on shopping patterns, the journey to work, labor force attitudes, and other community characteristics that are critical to effective marketing of the ED programs. Surveys can also aid in building community "vision", a necessary ingredient in ED program development.

The economic base study is the best known and most widely used tool for gathering factual information and gaining a

better understanding of the local economy. The economic base started as a theory which said that "the structure of the economy is made up of two broad classes of productive effort - the basic activities which produce and distribute goods and services for export to firms and individuals outside a defined, localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area". This means that the more a city can "export" its goods and services to consumers outside its boundaries, the more the city can financially support local (nonbasic) activities.

Consideration of economic base resources to support and target economic development initiatives should go beyond the typical profiling of industry employment and the size, occupational makeup, age, education, and income of the labor force. Other local "resources" such as existing industrial linkages - that is, how industries support one another within the community - should also be studied. Knowledge of these factors can help refine ED programming by identifying both short term and future markets for industry recruitment and start up efforts, as well as areas for the "export" of basic activities to increase capital inflow. Finally, existing training, education, and related services that are important in economic development efforts should be inventoried. One of the greatest barriers to development is

the lack of knowledge that organizations and programs have of one another's activities and resources.

The financial resources available for ED activities will obviously affect program choices, strategies, and the local government's role in encouraging development. The financial base for ED can be assembled from a variety of sources, including private sector support, local government resources, and state and federal assistance.

Information on the competitive advantages of a community can provide a basis for developing policies and programs to attract businesses that may be compatible with local resources. Among the most important clusters of competitive advantage factors are demand and supply side forces such as consumer markets, labor, land availability, transportation facilities, raw materials, and access to markets. Local characteristics such as the availability and quality of public services, governmental structure, community attitudes, and external factors such as federal and state programs and regulations also are often important. Analysis of competitive advantages can be done in conjunction with an evaluation of community economic development resources.

On February 11, 1985, the Guadalupe City Council took the first step toward revitalizing the City and beginning an

Economic Development Program by establishing a Redevelopment Agency which encompassed approximately 550 acres. Redevelopment agencies have broad authority under California law to alleviate conditions of blight and encourage new development. Redevelopment is also a powerful tool available to local governments for the purposes of restoring economic vitality.

The Project Area encompasses the entire City of Guadalupe and a portion of the existing redevelopment sphere of influence as adopted by the Santa Barbara County Local Area Formation Commission, an area of approximately 550+/- acres, including unincorporated territory, the flood plains at the northern City limits, and the Gularte Tract.

The Project Area was selected based upon an assessment of the existing physical, social, and economic conditions in the area, and after consideration of long range planning objectives for the City. The primary goals, policies and objectives of the redevelopment agency are incorporated into the General Plan since it is the primary goal of both documents to revitalize and enhance the City of Guadalupe.

The Agency's primary goal is to restore economic vitality and diversity to the City of Guadalupe. Because of the City's historic dependency upon a sole economic sector

(i.e., agriculture), it is subject to seasonal fluctuations in business activity resulting in higher unemployment rates, lower per capita incomes, and reduced municipal revenues. Furthermore, the City's public service costs, particularly for police services, increase because of the large number of idle or transient individuals. In addition, private investment in new commercial facilities is discouraged because of the small population and uncertain economy. A major thrust of the redevelopment program will be to attract commerce and industry which provide steady, year round employment and higher wages, and to stimulate social and economic development.

CHAPTER TWELVE

GOALS, POLICIES AND PROGRAMS

CHAPTER 12

GOALS, POLICIES AND PROGRAMS

A. BACKGROUND

This General Plan consists of four distinct sections; the text, the goals and policies, the maps and the data base manual. The text provides a comprehensive overview of the City's present makeup and provides an analysis and recommendations for its future. The maps provide a graphic description of the City's goals and policies by, among other things, designating patterns for land use, and identifying areas of potential noise impacts. The Data Base Manual provides technical information which was utilized in order to develop criteria and standards used in the text and policies section. This chapter, the Goals and Policies section, brings together all the proposals, policies, and identified concerns of the preceeding chapters, and coordinates them into one chapter which outlines a program for the future development of the City.

This chapter also consists of policies and programs designed to implement the General Goals and Policies of the City, as well as the goals specific to each element of the plan. Instances may arise where the City may need to rank the relative importance of the goals and policies and to

emphasize the implementation of one goal above another. The following programs and standards have been designed with sufficient flexibility to permit the City to emphasize those goals which provide the greatest public benefit.

This chapter first identifies the General Goals and Policies of the General Plan. Policies and Programs, specific to certain subject areas and/or issues are then listed in alphabetical order as follows:

AGRICULTURE
AIR QUALITY
BIKEWAYS
CENTRAL BUSINESS DISTRICT
CIRCULATION
COMMERCIAL (GENERAL)
CONSERVATION/OPEN SPACE
DESIGN
ECONOMIC/REDEVELOPMENT
FLOODING

HISTORIC PRESERVATION
HOUSING
INDUSTRIAL
NOISE
PARKS AND RECREATION
PUBLIC FACILITIES
RESIDENTIAL
SAFETY/SEISMIC SAFETY
SCHOOLS

B. GENERAL GOALS

1. Guide the City of Guadalupe by providing a planning approach which reduces public service costs, preserves community character, and enhances the environmental quality.
2. Manage development to reduce construction and maintenance costs, improve infrastructure efficiency, prevent urban sprawl, support community preferred life styles and maintain property values.
3. Expand the range and supply of housing to support the family and improve housing quality.
4. Separate incompatible land uses for functional efficiency, reduction of nuisance, and improvement of health and safety.
5. Stabilize and maintain the older portions of Guadalupe for more efficient use of services, protection of the

housing supply, prevention of blight and maintenance of property and tax values.

6. Preserve and encourage residential neighborhoods to strengthen community identity, provide efficient service distribution, reduce transportation demands and protect the family.

7. Improve and expand the City infrastructure system to encourage new areas for growth, expand services, and reduce costs.

8. Develop circulation routes to promote efficient transportation, reduce hazards and pollution, and conserve energy.

9. Maintain and expand projects which promote City beautification and open space for the health and enjoyment, recreational opportunities, and the natural environment of Guadalupe and the Santa Maria Valley.

10. Expand employment opportunities to offer stable means of income, promote, stabilize and develop Guadalupe, provide economic security for the community and insure the continued means to maintain the life-style of new and existing residents.

11. Develop vacant and under-utilized land within existing urban and suburban areas for the maximum benefit of the entire community.

12. Establish a cooperative relationship with the private sector to foster the development of the City.

C. GENERAL POLICIES

1. Identify and develop additional services or infrastructure necessitated by population increases shall be provided as part of each new proposed development.

2. Bonuses in the form of increased densities may be considered in exchange for amenities of a superior nature above specified minimums as listed in certain land use categories.

3. Residential densities will be evaluated based on the total acreage of the site in order to encourage the use of clustering and other innovative land use techniques which preserve the environment and increase community livability.

4. Annexations shall be reviewed on a case by case basis so as to determine the suitability of the proposed land use and zoning designations in relationship to the existing City land use pattern, and potential future annexations.

5. Projects proposed within the County that fall within Guadalupe's designated planning area shall be evaluated by the City to determine their consistency with the City's General Plan.

6. Planning activities of the City and County should be coordinated to encourage sound and orderly growth of areas that affect the respective jurisdictions.

7. The City shall use its land use and zoning regulations to help protect the economic position of viable commercial areas.

8. Local merchants and property owners will be expected to repair and maintain their shops and buildings to the highest possible level within their available financial means.

9. The City will encourage the renovation of older and historic buildings, and the rehabilitation of commercial districts, through low interest loans or other state, federal or redevelopment programs.

10. Curbside parking should be reserved for downtown shoppers and tourists. People who work downtown should use spaces along side streets surrounding the heart of the downtown or in all day parking lots.

11. The City should develop design criteria for the renovation and improvement of the downtown and entrance ways of the City.

D. POLICIES AND PROGRAMS

AGRICULTURE

1. The City will encourage urbanization of land within the planning area boundaries to minimize land use impacts with surrounding agriculture land.

2. The continuation of agricultural uses in the unincorporated areas which do not cause adverse effect to the City will be encouraged by the City of Guadalupe.

3. The City of Guadalupe shall work with the County of Santa Barbara to discourage parcelization of agricultural

land and to encourage the viability of those areas until they are annexed and ready for urban development.

4. Prime agricultural lands characterized by having Class I or II soils and within a Williamson Act Agricultural Preserve shall be protected from urban development until such time it is established that conversion to urban uses is necessary for the viability of the City of Guadalupe.

AIR QUALITY

1. Support efforts to maintain and improve the air quality of the area.

2. All roads and parking areas shall be paved on new projects.

3. The City shall review development projects for impact on air quality.

4. Encourage non-polluting industries to locate and expand within Guadalupe. Support improvements to existing industries which reduce negative impacts to air quality.

BIKEWAYS

1. Provide bicycle transportation facilities wherever feasible.

2. Where possible, bicycle routes should be developed to lead to schools, shopping centers and recreational facilities.

CENTRAL BUSINESS DISTRICT

1. Provide incentives for new businesses to locate in the Central Business District.

2. Develop and implement a program which will enhance, conserve, and revitalize the historic character of the existing Central Business District.

3. Develop "fee incentives" for new mixed use development in designated areas that enhance the vitality of the Central Business District.

4. Continue with efforts of the Redevelopment Agency that will improve, enhance, and expand the Central Business District.
5. Develop fee incentive programs for the extended Central Business District as part of an overall planned development.
6. Develop and implement a Central Business District Urban design program to include:
 - a. Development of an overall master plan.
 - b. Listing and prioritization of downtown beautification projects; i.e., street furniture, water fountains, landscaping, lighting.
 - c. Development of overall design theme for the CBD and adjacent areas.
 - d. Downtown parking district and improvements.
 - e. The downtown district shall be studied to determine an appropriate lighting theme which will make it attractive for night-time activities and at the same time provide a greater level of public health and safety.
7. Encourage residential activity above compatible office and retail use.
8. Encourage through a public awareness program the tax advantage of restoring and revitalizing older existing commercial structures.
9. Appoint a committee that will investigate the alternatives available to the community in strengthening the vitality of the Central Business District. The committee should consist of local downtown merchants, private enterprises and local government.
10. Strengthen the partnership between the City and private sector to protect and expand the economic viability of the downtown.
11. Reserve the Central Business District for uses which primarily provide retail and service businesses which serve the entire community and visitors.

CIRCULATION

1. Provide a street system which will adequately serve homes, businesses, industry, recreation, and other uses as they develop according to the Land Use Element.
2. Traffic should be routed around, rather than through, residential neighborhoods.
3. The circulation system shall be consistent with adjacent land uses.
4. Promote an ongoing street maintenance program.
5. Provide landscape amenities to enhance the overall City image.
6. Seek state, federal and other sources of funds to effectively implement local scenic improvement measures.
7. Continue to control outdoor advertising through the development of a sign ordinance..
8. Off-street parking should be provided to the extent that is is needed.

COMMERCIAL (GENERAL)

1. Commercial areas shall be served by public utility infrastructure without detriment to the existing systems.
2. Commercial uses should maintain a screened buffer area between themselves and adjacent land uses of a higher or lower use.
3. Future commercial uses will be designated only as the urban area expands and not as isolated islands in advance of residential development.
4. Development of commercial parks or other specialized clusters of supportive commercial activities shall be encouraged.
5. Commercial development shall meet design and architectural standards as established by the City.

6. In any residential category developed as a planned development, limited acreage not to exceed 2.5% gross acreage may be developed as neighborhood commercial for subdivisions of at least 40 acres and 200 dwelling units. A building permit shall not be issued within this commercial area until 50% of the dwelling units in the planned development have been completed.

7. Encourage residential activity above compatible office and retail use.

8. Provide long term, high standard commercial growth of a stable and permanent nature that maintains and enhances the quality and well being of the community.

CONSERVATION/OPEN SPACE

1. To provide stable areas for long term open space that will not be subject to premature urban development.

2. Open space and wildlife qualities are essential to the well being of Guadalupe and shall be protected.

3. The parcelization of viable resource lands will be discouraged so as to maintain the viability of open space.

4. Areas designated for open space uses will be protected from premature residential and commercial development activities.

5. The City of Guadalupe shall work with the County of Santa Barbara to discourage parcelization of fringe resource land and to encourage the viability of those areas until they are annexed and ready for urban development.

6. Preserve, enhance, and utilize the natural environment consistent with human needs.

7. Manage water resources for the continuing benefit of both human needs and environmental conservation.

8. Preserve aesthetic and visual amenities.

9. Protect and expand the City Park system.

10. Agricultural land designated for urban uses within the proposed Sphere of Influence will be subject to urban development when necessary for orderly urban expansion.

11. Areas of riparian vegetation will be preserved when feasible as important wildlife and visual resources.

DESIGN

1. Guide community growth in an orderly manner that preserves the character of the area.
2. Encourage development in a manner that is consistent with Guadalupe's unique setting.
3. Encourage and foster cooperation with private developers to retain the unique character of Guadalupe.
4. The design segment of the General Plan is not meant to strictly limit new development within the community. It may be liberally interpreted as long as the proposed development does not detract from the community.
5. Design of industrial, multiple family and new housing projects should be of a consistent and compatible nature in their architectural style, scale, and site layout.
6. Landscaping should be sufficient to buffer large areas of paving, screen objectionable views, buffer incompatible uses, and enhance both the appearance of the development and the community as a whole.
7. Signs should be consistent with the historic nature of the community and used primarily for identification.
8. Mechanical equipment, outside storage and other mechanical objects should be placed in inconspicuous locations and screened from view.
9. In order to preserve the unique and original character of Guadalupe, design themes should model themselves on examples of the architectural style prevalent within the City in the earlier part of this century.

ECONOMIC DEVELOPMENT REDEVELOPMENT

1. Acquire and assemble land for redevelopment to new residential, commercial and industrial use.
2. Demolish and clear dilapidated structures.

3. Rehabilitate and reconstruct substandard commercial or residential structures.
4. Issue mortgage revenue bonds to facilitate new industrial, commercial, and residential development.
5. Participate with property owners and business tenants to improve their property and improvements.
6. Relocate displaced property owners and tenants from acquired properties.
7. Construct public improvements and facilities which cannot be financed by the private sector acting alone.
8. Revitalize the Central Business District by providing additional parking, upgrading properties, providing architectural compatibility and improved circulation.
9. Assist with property rehabilitation and maintenance, thereby improving the visual image of the City.
10. Encourage and promote new types of commercial and industrial uses in order to diversify the City's economic base.

FLOODING

1. Encourage pasive open space uses within floodplains.
2. Prohibit development in floodways.

HISTORIC PRESERVATION

1. Conserve the cultural heritage of Guadalupe for future generations.
2. Encourage the preservation, restoration maintenance, and monumenting of all significant historical resources in the City.
3. Protect archaeological sites from disruption.

HOUSING

1. Develop programs to rehabilitate existing substandard housing.

2. Pursue the development of new construction which will provide the widest possible range of new housing opportunities to all segments of the population at all economic levels.
3. Adopt anti-speculation controls on new housing development supported by the City and the Redevelopment Agency.
4. Adopt housing programs which will preserve lower income housing in an affordable range.
5. Strive to identify sufficient land available to develop new dwelling units to meet future needs through the year 2007.
6. Coordinate with the County Housing Authority and encourage the use of Section 8 Rental Assistance housing.
7. Pursue participation in the Community Development Block Grant Program to fund a housing rehabilitation program.
8. Tax increment revenue funds set aside by the Redevelopment Agency for low and moderate income housing use should be directed towards the provision of new housing opportunities.
9. Continue the present program of conducting an annual review of water, sewer and street construction needs in residential areas and establishing priorities to upgrade the City's public facilities and services.
10. Utilize Federal, State and local assistance for the provision of new housing at affordable prices.
11. Provide incentives and funding to promote private construction of affordable housing for all economic segments of the community.
12. Promote privately developed assisted rental housing and affordable ownership housing through the California Housing Finance Agency and the Guadalupe Redevelopment Agency.
13. Review Zoning Ordinance provisions and standards and make appropriate changes to create incentives to promote affordable housing.

14. Provide consultation to aid developers to expand housing opportunities in order to facilitate the development of more affordable housing, and assist developers in applying for funding to various public agencies for the development of affordable and assisted housing.

15. Provide a detailed inventory of sites in the General Plan and identify underutilized, vacant and potential transitional land uses as opportunities for the provision of sites suitable for new housing opportunities.

16. Support changes in the zoning, subdivision and other applicable codes and ordinances to encourage more affordable housing without compromising other important City goals and objectives.

17. Adopt a fee schedule for City permits which provides a reduction for rental and ownership housing projects which enable the City to attain a substantial share of its new housing goals and objectives.

18. Promote housing which meets the special needs of large families, minorities, elderly, handicapped and single-parent households with children.

19. Pursue a relationship with the Santa Barbara County Housing Authority for services related to handling complaints of discriminatory practices in housing within the City and to provide counseling in landlord-tenant disputes.

INDUSTRIAL

1. Provide for industrial development which serves to improve the local economy and does not otherwise detract from the Guadalupe environment.

2. Provide for quality industrial development through the use of performance standards.

3. Areas indicated for industrial development shall be protected from encroachment of residential and/or other incompatible land uses.

4. Industrial uses shall provide and maintain a buffer between themselves, and adjacent less intensive uses.

5. Proposed industrial activities shall be served by service infrastructure without detriment to the existing service systems.

6. Emphasis shall be placed on developing designated industrial sites with a planned industrial park concept.
7. Ingress and egress to industrial projects shall be consolidated in order to mitigate traffic and land use impacts.
8. Diversified, clean, labor intensive light industrial uses are to be encouraged that yield multiple economic benefits.
9. Industrial areas should be located in immediate vicinity of a major circulation collector and have direct access to it.
10. Permitted industrial uses shall be classified on the basic performance standards rather than the nature of their activity.
11. Establish procedures and methodology to improve the local tax base through the continued use of non-polluting commercial and industrial uses.
12. Cooperate with the local Chamber of Commerce and large scale employers to establish the future demands of different types of industrial land uses.
13. Provide incentives for non-polluting industries to locate in City (in terms of processing time, lot coverage and other building code bonuses).

NOISE

1. Preserve the quiet rural atmosphere of the City of Guadalupe.
2. In order to maintain an acceptable noise environment, the maximum acceptable noise levels for various land uses are:

	<u>Maximum Ldn</u>
Residential - Low Density	60
Residential - Multi-Family	65
Transient Lodging	65
Schools, Libraries, Churches, Hospitals	65
Auditoriums	60
Playgrounds, Parks	65
Commercial	70
Industrial	75

3. Acceptable noise standards may be less than the maximum specified where it is determined that increase noise levels will substantially alter the ambience of a given neighborhood or area.

4. Residential uses proposed in areas which have measured or projected level of noise in excess of 65dB(A) should be required to include noise attenuation features. Such features should effectively reduce the level of interior ambient noise to a maximum of 45dB(A). Mitigation measures may include such features so setbacks, berms, barriers, walls, or building insulation. Noise attenuation features as described in Section 1092 of Title 25 of the California Administrative Code, Noise Insulation Standards, may be used in lieu of building specifications.

5. Enforce California Vehicle Code standards relating to noise emissions (Section 23130, 23130.5, 27150, 27151, 38370, and 38365).

6. Consider implementation of a noise complaint recording system.

7. Sensitive land uses such as residences, hospitals, rest homes, or other such uses should be designated on the Land Use Element of the General Plan for areas which have an existing or projected level of noise less than 65dB(A). If this is not feasible, such developments should be conditioned to require noise mitigation measures to reduce the potential for adverse noise impacts.

PARKS AND RECREATION

1. Provide recreational facilities adequate to meet the needs of all age groups of the City.

2. Cooperate with other agencies in order to obtain needed recreational facilities.

3. New residential developments shall be responsible for developing and/or assisting in the development of neighborhood parks as required by the Planning Commission, Recreation Commission and City Council.

4. Design and layout of park sites should be a cooperative venture of the City and affected special districts and government agencies..

PUBLIC FACILITIES

1. Provide areas for public facilities that are central, economical, and compatible with surrounding areas.
2. Provide public facilities based on community needs and consistent with the General Plan goals and policies.
3. Public facility uses should be sited so as not to detract from existing or potential adjacent land uses.
4. Government facilities should buffer themselves from adjacent uses of a less intense nature.
5. Provide public services and facilities of adequate types and capacities to the residents and businesses of Guadalupe in an efficient and economical manner.
6. Distribute the cost of new services or facilities equitably among the beneficiaries.
7. The efficient and cost-effective delivery of public services and facilities will be promoted by designating areas for urban development which occur within or adjacent to areas with adequate public service and facility capacity.
8. The expansion of the public sewage system will be encouraged.
9. The provision of parks and recreational facilities to serve City residents will be encouraged. Special attention will be directed to providing parks along creeks, rivers, and streambeds.
10. Developers of new residential subdivisions may be required to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities which directly serve the needs of the subdivision.
11. All improvements to the existing water service system necessitated by the approval of a new development project will be financed entirely by the project proponent either by fee or actual construction.
12. For those areas lacking adequate improvements accommodating sewer and water service and where growth projections warrant it, sewer and water master plans will be developed. Non-local sources of funding should be identified for implementing the capital improvement plans.

13. All improvements to the existing sewer service system necessitated by the approval of a new development project shall be financed entirely by the project proponent either by fee or actual construction.
14. Natural overflow channels will be incorporated in drainage systems where practical.
15. Wherever feasible, consideration will be given for joint use of portions of park land or open space for retention and percolation ponds.
16. Fees will be charged for needed construction of drainage structures. For development in urban areas at urban densities, developers shall be required to provide a drainage conveyance system of curbs and gutters.
17. Where it is demonstrated to be necessary or beneficial, drainage channels should be located within their natural basins to provide a minimum amount of disturbance to the natural environment.
18. All drainage originating on development sites will be contained on-site unless plans for acceptance of drainage to off-site sumps have been approved.
19. All drainage channels shall be protected from obstructions in order to retain the natural characteristics of the area and maintain an adequate drainage system for storm waters.
20. Where it is demonstrated to be beneficial, any newly constructed channels should follow natural water courses.
21. Development will not be approved unless adequate flood protection can be assured prior to recordation of the final map. Mitigation measures will be required for property subject to subsidence and flood hazards.
22. Development will be sited so as not to create downstream flooding or ponding of storm waters adjacent to or on other properties.
23. Domestic solid waste will be collected and disposed of at an approved landfill.
24. Long range planning for expansion of existing or alternative sites for solid waste disposal will be undertaken by the County.

25. No new dwelling units will be allowed within a 1,200 foot buffer area surrounding landfill sites unless specific mitigation measures are established to protect the public health and safety.

RESIDENTIAL

1. Provide for quality residential development that will provide both attractive and economical dwellings for all segments of the population, yet protect and enlarge the overall community.

2. Provide for creative opportunities that will encourage development of economic housing and protect the environmental quality through the use of performance standards.

3. New residential development of four dwelling units per acre or more will be permitted only when public services including central water and sewer service are available or provided by the developer.

4. Varied approaches to residential development will be actively encouraged to promote well designed and innovative residential areas that will provide a variety of housing types and densities.

5. Residential areas shall be protected from higher intensity uses through buffer zones or other comparable methods.

6. Incentives may be allowed in the form of a bonus density not to exceed 15% for projects of superior quality and design, providing a variety of amenities that through their innovation and high standards promote a better community and neighborhood vitality and are developed as a planned development.

7. In order to encourage investment and use of existing infrastructure, a bonus density of one (1) dwelling unit per 6,000 square feet may be allowed in excess of permitted limits for superior projects within the 3.1 designation in the original Guadalupe townsite. Only vacant lots shall be eligible for this bonus density option. This bonus density shall not be combined with any other form of bonus density incentive.

8. In any residential category developed as a planned development, limited acreage not to exceed 6.25% gross acreage may be developed as Neighborhood Commercial for

subdivisions of at least 40 acres and 200 dwelling units. A building permit shall not be issued within this Neighborhood Commercial area until 50% of the dwelling units in the planned development have been completed.

9. Planned development projects which propose innovative designs shall be encouraged.

SAFETY/SEISMIC SAFETY

1. Protect the public health, welfare, and safety from the potential hazards of flooding, earthquakes, and fire.

2. Develop and enforce community standards which serve to provide protection from flood, earthquake, and fire hazards.

3. Seismic: Adopt and enforce building and grading codes which protect the City from seismic event damages as outlined in the County of Santa Barbara Safety and Seismic Safety Element.

4. Liquefaction: No building will be permitted along the Santa Maria River.

5. Every building and development project should be reviewed and evaluated by the fire department prior to issuance of final building permit.

6. New development will not be sited in areas of shallow groundwater.

7. Encourage programs designed to give citizens training in first aid and knowledge of proper action in emergency training.

8. Improve water system capabilities as they affect fire service.

9. Retain use of the Uniform Fire and Building Code in Guadalupe.

10. Periodically review the City's capital improvements, both existing and planned.

11. The City of Guadalupe will utilize the Goals, Objectives and Policies of the Santa Barbara County Safety and Seismic Safety Element as they pertain to the City.

SCHOOLS

1. In evaluating a development application, the City will consider both its physical and fiscal impact on the local school district.
2. Work with the school district when they are selecting future school sites.
3. Plan land uses adjacent to existing and proposed school sites which do not generate significant noise, traffic or other similar effects.
4. Work with the school district to provide recreational activities for the residents of the community.

GUADALUPE CALIFORNIA



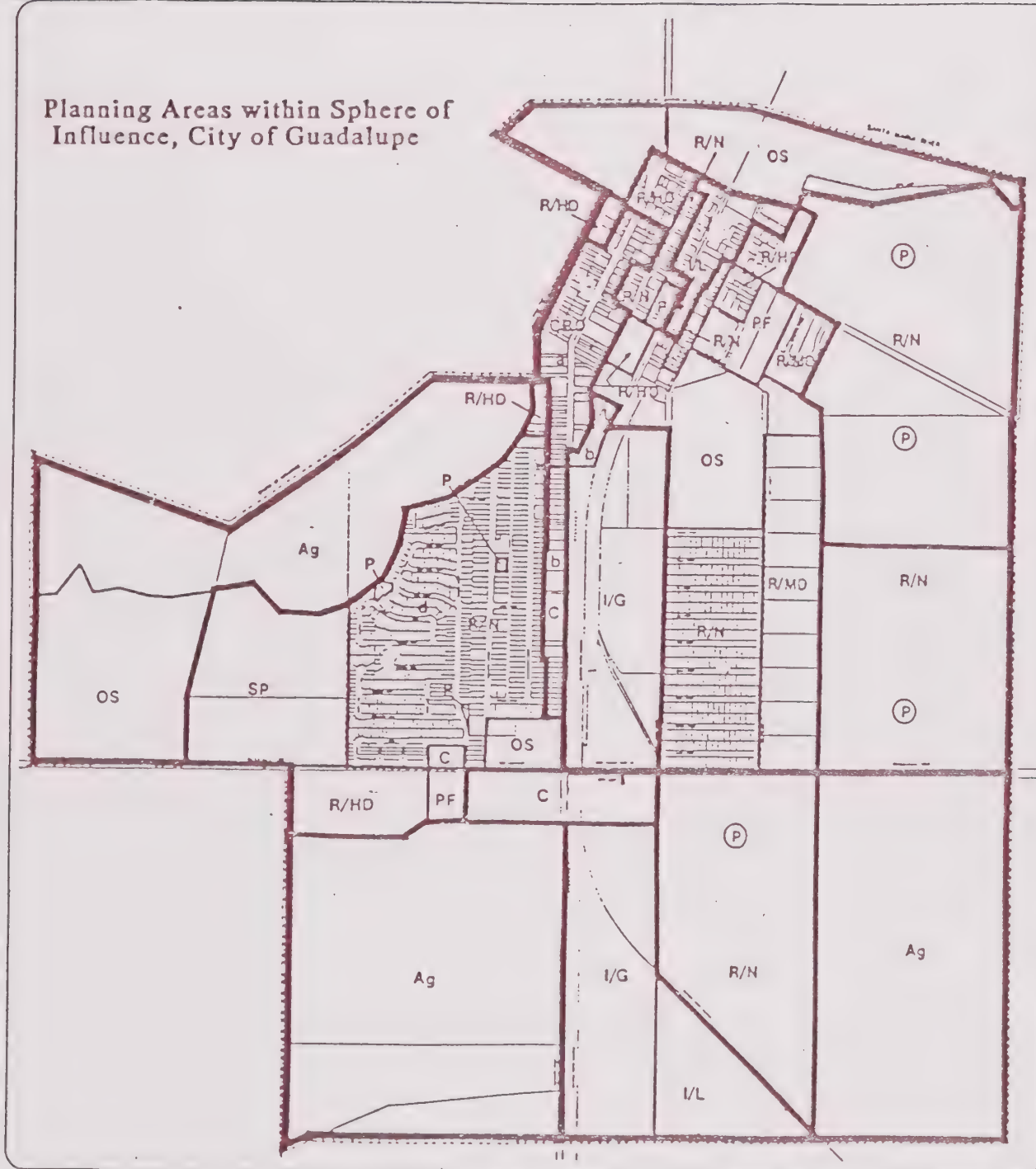
Planning Areas within Sphere of
Influence, City of Guadalupe

LAND USE MAP

LEGEND

Land Use Designations

I/G	General Industrial
I/L	Light Industrial
C	General Commercial
CBD	Central Business District
R/HD	High Density Residential 20 Dwelling Units per Acre
R/MD	Medium Density Residential 10 Dwelling Units per Acre
R/N	Neighborhood Residential 6 Dwelling Units per Acre
Ag	Agriculture
OS	Open Space
PF	Public Facilities
P	Parks
(P)	Parks (location approximate)
SP	Specific Plan
----	Proposed Sphere of Influence Boundary



APPENDICES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE
THAT THE COMPREHENSIVE GENERAL PLAN AND LAND USE MAP REF-
LECT THE PLANNING POLICY FOR THE CITY AND FULFILL THE
REQUIREMENTS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT.

WHEREAS, the City of Guadalupe recognizes the need to plan for the future growth and allocation of resources for Guadalupe; and

WHEREAS, the City Council and Planning Commission held study sessions regarding policy and planning issues to be reviewed as part of the Comprehensive General Plan; and

WHEREAS, the Planning Commission of the City of Guadalupe held regularly scheduled Public Hearings on June 19, 1986, October 20, 1986, December 15, 1986, and January 19, 1987, for the purpose of reviewing the proposed General Plan; and

WHEREAS, on January 19, 1987 the City Planning Commission did recommend that the Comprehensive General Plan fulfilled the requirements of the Community Development Block Grant; and

WHEREAS, the City Council did hold a public hearing on January 26, 1987 for the purpose of reviewing the proposed Comprehensive General Plan; and

WHEREAS, notices of said public hearings were made at the time and in the manner required by law; and

WHEREAS, the City of Guadalupe did apply for, and received funds from the Community Development Block Grant program to assist in the preparation of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Guadalupe that the Comprehensive General Plan meets the requirements of the Community Development Block Grant.

PASSED, APPROVED AND ADOPTED at a regularly scheduled meeting of the City Council held January 26, 1987.

ATTEST:

Nancy C. Etteddgue
CITY CLERK

Frank T. Almaguer
MAYOR

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)
CITY OF GUADALUPE)

I, Nancy C. Etteddgue, duly elected Clerk of the City of Guadalupe, DO HEREBY CERTIFY that the foregoing Resolution No. 87-784 was introduced at a regularly scheduled meeting of the City Council of the City of Guadalupe held on the 26th day of January 1987, and was adopted by the City Council at that same meeting by the following roll call vote:

AYES: Councilmembers Gloria Parlanti, Renaldo Pili, Saburo Watanabe and Mayor Frank T. Almaguer

NOES: None

ABSENT: None

City of Guadalupe

918 Obispo Street
Post Office Box 898
GUADALUPE, CALIFORNIA 93434-0898

December 1986

To: City Council, via Planning Commission

From: City Administrator

Subject: Submittal of Comprehensive General Plan

At nearly every meeting of the Planning Commission or the City Council, decisions are made which influence the future of the City. These decisions may include changes in zoning, approval of a large development, or the spending of funds for a public improvement. What is the basis for these decisions? Do they relate to one another? Does each decision make for a better community? To ensure that current and future decisions lead to a common goal, the City of Guadalupe has prepared the following comprehensive update of the General Plan.

The General Plan is an expression in words and maps of how the City of Guadalupe would like to change over time. It is a policy statement articulated by the City Council of the community's intentions. It is a portrayal of the City in the future, to be used as a point of reference for official decisions. It also is intended to ensure that public and

private efforts will be coordinated in developing an even better City in the future.

To fulfill these functions, the General Plan has been developed as a comprehensive document that is concerned with all the factors which influence the City --- social, cultural, economic, environmental, and physical. It is both short-range and long-range in that it seeks to provide for the needs of the community for tomorrow and for as far into the future as it is useful and possible to anticipate. By definition the Plan is meant to be "general" in nature. It should provide broad guidelines for the management of growth while at the same time leaving sufficient flexibility to accommodate change.

This Plan has been prepared under the close guidance of the City Council and with the active involvement of the Planning Commission. It is the result of extensive consideration of citizen input on the part of City Council, Planning Commission and City Staff. Decisions made in conformance with the General Plan will, therefore, be implementing policies that have received the greatest possible citizen involvement and should thus represent the best interests of the community.

Finally, while acknowledging that I am fully responsible for the accuracy and usefulness of this document, I would like to acknowledge the valuable contribution made to this project by City Planner/Senior Administrative Assistant, Andrew D. Radler. Mr. Radler's professional skills, knowledge, and dedication have added immeasurably to the content and quality of this General Plan.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "M. Rede". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Manuel A. Rede

City Administrator



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